

Natrona County Zoning Resolution

Board of County Commissioners Working Draft

December 9, 2022

Final formatting will be updated after the text of the document has been approved. Formatting will not show properly on the redline document because both deleted and new text are shown.

Wildfire mitigation standards are included as Appendix 1.

The numbering for following uses has changed due to renaming of Firearm Ranges to Shooting Ranges:

- *Golf Course*
- *Heavy Equipment Sales, Service, and Rental*
- *Liquor Store*
- *Office*
- *Personal Services*
- *Recreation Entertainment, Indoor*
- *Recreation Entertainment, Outdoor*
- *Restaurant or Café*
- *Retail Store*
- *Service Station*
- *Shooting Range, Indoor (formerly Firearm Range, Indoor)*
- *Shooting Range, Outdoor (formerly Firearm Range, Outdoor)*
- *Veterinary Facilities, Large Animals*
- *Veterinary Facilities, Small Animals*

Table of Contents

Chapter 1 – General Provisions.....	5
1.01 Short Title.....	5
1.02 Intent and Purpose	5
1.03 Authority	5
1.04 Effective Date.....	5
1.05 Applicability.....	5
1.06 Severability.....	6
1.07 Relationship to Other Resolutions and Ordinances.....	6
1.08 Relationship to 2016 Development Plan	6
1.09 Transition from Prior Regulations.....	7
Chapter 2 – Zoning Districts.....	9
2.01 Establishment and Organization	9
2.02 Official Zoning Map	10
2.03 Standards Applicable to All Zoning districts.....	11
2.04 Agricultural Zoning districts	12
2.05 Residential Zoning districts	14
2.06 Commercial, Industrial and PUD Zoning districts	25
2.07 Overlay Districts	35
Chapter 3 – Development Standards.....	37
3.01 Purpose and Organization.....	37
3.02 Exterior Lighting	37
3.03 Landscaping.....	38
3.04 Buffering and Screening Between Uses	39
3.05 Fences & Walls	41
3.06 Development in Steep Slopes & Natural Hazard Areas	42
3.07 Floodplain Regulations.....	43
3.08 Parking and Loading.....	50
3.09 Signs	57
3.10 Stormwater and Wastewater	62
Chapter 4 – Use Standards.....	64
4.01 Purpose and Organization.....	64
4.02 Table of Allowable Uses	64
4.03 Residential Uses	71
4.04 Group Living / Lodging Uses.....	77
4.05 Agricultural Uses	80

4.06 Institutional / Civic/ Public Uses	83
4.07 Commercial / Office Uses.....	88
4.08 Industrial / Natural Resources / Warehouse Uses.....	102
4.09 Recreational Uses.....	110
4.10 Infrastructure Uses	113
4.11 Accessory Uses.....	135
4.12 Temporary Uses	140
Chapter 5 – Administration.....	145
5.01 Purpose and Organization.....	145
5.02 Summary Table of Procedures	146
5.03 General Application Procedures: All Applications	147
5.04 Development Plan Amendment.....	156
5.05 Zoning Resolution Text Amendment	157
5.06 Zoning Map Amendment	157
5.07 Conditional Use Permit	158
5.08 Wireless Communications Facilities.....	160
5.09 Solar and Wind Energy Facilities	177
5.10 Temporary Use Permit	181
5.11 Floodplain Development Permit	182
5.12 Zoning Certificate.....	182
5.13 Sign Permit	184
5.14 Planned Unit Development.....	184
5.15 Formal Interpretation	186
5.16 Administrative Adjustment	186
5.17 Variance	188
5.18 Appeals.....	190
5.19 Vested Property Rights	192
5.20 Application Fees.....	193
5.21 Enforcement and Violations	193
5.22 Nonconformities	195
5.23 Rural Addressing and Premises Identification	203
5.24 Road Name and Road Identification	204
Chapter 6 – Definitions	206
Acronyms	206
Numerals.....	207
A	207
B	209

C	210
D	211
E	212
F.....	213
G	215
H.....	215
I	217
J	217
K	218
L.....	218
M	219
N	221
O	222
P	222
Q & R	224
S.....	225
T.....	230
U	231
V	231
W.....	232
XYZ.....	233
Appendix 1 - Recommendations and Requirements for Wildfire Protection Areas.....	234
Section 1. Purpose and Scope.....	234
Section 2. Wildland-Urban Interface Area Designations	234
Section 3. Compliance Alternatives	235
Section 4. Standard Recommendations and Requirements	235
Section 4. Definitions	238

Chapter 1 – General Provisions

1.01 Short Title

This Resolution may be cited as the "Natrona County 2022 Zoning Resolution" and hereinafter is referred to as the "Zoning Resolution" or "this Resolution."

1.02 Intent and Purpose

- A. This Zoning Resolution is adopted for the purpose of protecting the public health, safety, morals, and general welfare by:
1. Providing for division of the unincorporated area of the County into zoning districts and regulating therein the location, erection, construction, reconstruction, enlargement, alteration, and use of structures; and the uses, condition of use or occupancy of lands for agricultural, residential, commerce, industrial, recreational, and public purposes;
 2. Promoting the orderly development of the agricultural, residential, commerce, industrial, recreational, and public areas;
 - ~~3. Providing light, air, and convenience of access to property while limiting congestion of public rights-of-way;~~
 - ~~4.~~3. Establishing performance standards which regulate physical development of lands;
 - ~~5.~~4. Providing for the administration of this Resolution through the adoption of procedures, regulations, and fees; and
 - ~~6.~~5. Prescribing penalties for the violation of the provisions of this Resolution or any amendment thereto.
- B. **Text and Graphics.** Illustrations, photographs, and graphics are included in this Resolution to illustrate the intent and requirement of the text. In the case of a conflict between the text and any illustration or graphic, the text controls.
- C. **Maps and Overlays.** Maps referenced throughout this Resolution shall be used as reference to define areas that may require additional standards or studies to ensure impacts to the area are mitigated proportionately.

1.03 Authority

This Resolution is adopted pursuant to the authority conferred under W.S. 18-5-201 through 18-5-207 for the purpose of promoting the public health, safety, morals, and general welfare of the people of Natrona County.

1.04 Effective Date

This Resolution shall be in full force and effect, upon adoption by the Natrona County Board of County Commissioners (BoCC) and filing with the County Clerk.

1.05 Applicability

- A. This Resolution shall apply to all lands within the unincorporated portions of Natrona County.

- B. No land shall be used or occupied, and no structure shall be located, erected, used, occupied, constructed, reconstructed, enlarged, ~~or or~~ changed, ~~maintained or altered~~, except in conformity with all provisions of this Resolution.
- C. This Resolution does not nullify any private agreement or covenant, and each shall apply as provided by law and the terms of the private agreement. Natrona County will not enforce any private agreement or covenant.
- D. Maximum densities and intensities are not guaranteed to be achievable by the terms of this Resolution. All standards and requirements *shall* be met and actual achievable densities and intensities may be limited by factors such as product type, site location and configuration, natural and scenic resource limitations, or parking requirements.

1.06 Severability

- A. All parts and provisions of this Resolution are hereby declared to be severable.
- B. If any clause, section, subsection, sentence, paragraph, part, word, phrase, or provision of this Resolution shall, for any reason, be adjudged by any court of competent jurisdiction to be invalid, illegal or unconstitutional, such judgment shall be confined in its operation to the clause, section, subsection, sentence, paragraph, part, word, phrase, or provision directly involved in the controversy in which such judgment shall have been rendered.

1.07 Relationship to Other Resolutions and Ordinances

- A. If any condition or requirement imposed by this Resolution contains an actual, ~~implied~~, or apparent conflict, the more restrictive condition or requirement controls.
- B. Compliance with this Resolution does not presume to give authority to violate or cancel the provisions of any other Federal, State, or local law.
- C. Whenever a provision of this Resolution refers to any other part of the Natrona County Code or to any other law, ordinance, or resolution, the reference applies to any subsequent amendment of that law, if applicable.
- D. List of referenced Resolutions and ordinances. The following Natrona County Code, other laws, ordinances, or resolutions are referenced in this Resolution:
 - a. [2016 Natrona County Development Plan](#)
 - b. [2022 Casper Mountain Land Use Plan](#)
 - c. [2013 Subdivision Regulations of Natrona County](#)
 - d. [Natrona County Building Code](#)
 - e. [Casper-Natrona County Health Department Rules and Regulations](#)

1.08 Relationship to 2016 Development Plan

~~Consistency with the 2016 Natrona County Development Plan~~—The classification of land within Zoning Districts shall be done in accordance with the 2016 Natrona County Development Plan. The 2016 Natrona County Development Plan should be adhered to in the implementation of this Resolution, in accordance with Wyoming State Statute.

1.09 Transition from Prior Regulations

1.09.01. Applicable Regulations for Review Determined at Completeness

An application shall be processed in good faith under the standards and procedures of this Resolution in place at the time the application is determined complete. An application that is substantially changed following being determined complete, or an application that fails to comply with the required time frames or any terms or conditions of its approval, shall expire and future applications shall be subject to the current Zoning Resolution.

1.09.02 Approved Permits and Approvals

A. Approvals Valid Until Expiration.

1. A permit or approval shall remain valid until its expiration date and may be carried out in accordance with the terms and conditions of the approval. If the permit or approval is completed, expires, or is revoked (e.g. for failure to comply with the terms and conditions of approval), any subsequent application shall be subject to the current Zoning Resolution.
2. A pre-application conference, formal interpretation, neighborhood meeting, or other review or action completed prior to submittal of an application shall not constitute an approval that may be carried out in exception to [Section 1.09.01 Applicable Regulations for Review Determined at Completeness](#).

B. Nonconformities. A lawfully established physical development or use that does not comply with this Resolution is nonconforming and subject to the provisions of [Section 5.22 Nonconformities](#).

C. PUDs and Other Special Projects.

1. The following projects shall remain valid and shall not be considered nonconforming regardless of their compliance with this Resolution; however, references to previous Zoning Resolutions in a project's approval shall be construed to reference the equivalent standard in this Resolution.
 - a. Planned Unit Developments (PUDs) with PUD zoning.
 - i. The standards of the PUD shall apply except where the PUD is silent, in which case the standards of the underlying zoning shall apply.
 - ii. PUDs approved under a PUD regulation, that can demonstrate common law vested rights in accordance with state law, but do not have PUD zoning.

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Chapter 2 – Zoning Districts

2.01 Establishment and Organization

2.01.01 Districts Established.

A. To carry out this Resolution, the unincorporated areas of Natrona County are divided into the following zoning districts:

1. [Ranching, Agriculture and Mining \(RAM\)](#)
2. [Urban Agriculture \(UA\)](#)
3. [Mountain Residential –1 \(MR-1\)](#)
4. [Mountain Residential –2 \(MR-2\)](#)
5. [Suburban Residential – 1 \(SR-1\)](#)
6. [Suburban Residential – 2 \(SR-2\)](#)
7. [Rural Residential – 1 \(RR-1\)](#)
8. [Rural Residential – 2 \(RR-2\)](#)
9. [Urban Residential \(UR\)](#)
10. [Urban Mixed Residential \(UMR\)](#)
11. [Manufactured Home \(MH\)](#)
12. [Commercial \(C\)](#)
13. [Light Industrial \(LI\)](#)
14. [Heavy Industrial \(HI\)](#)
15. [Planned Unit Development \(PUD\)](#)
16. [Use Control Area \(UCA\)](#)
17. [Airport District \(A-D\)](#)

2.01.02 Organization.

- A. [2.01 Purpose and Organization](#)
- B. [2.02 Official Zoning Map](#)
- C. [2.03 Standards Applicable to All Zoning districts](#)
- D. [2.04 Agricultural Zoning districts](#)
- E. [2.05 Residential Zoning districts](#)
- F. [2.06 Commercial and Non-Residential Zoning districts](#)
- G. [2.07 Overlay Districts](#)

2.02 Official Zoning Map

- A. The boundaries of the zoning districts are established as shown on maps entitled "Official Zoning Map" of Natrona County. The Official Zoning Map is declared a part of this Resolution. If any part of the Official Zoning Map is destroyed it may be reconstructed from the County's official zoning records.
- B. **Interpretation of Map Boundaries.** Where uncertainty exists with respect to the boundaries of any district on the official Natrona County zoning map, the Natrona County Applicable Director (~~Applicable Director~~) is authorized to interpret the boundaries using the following methods:
1. Where a district boundary line is shown as approximately following the center line of streets, alleys, waterways, similar rights-of-way, or blocks, the district boundary is the centerline of that street, alley, waterway, other right-of-way, or blocks.
 2. Where a district boundary line is shown as running approximately parallel at a distance from the centerline of streets, alleys, waterways, similar rights-of-way, or blocks, the distance from the centerline is determined by the map scale.
 3. Where a district boundary line is shown as approximately following a Section or township line; municipal corporate line, or County boundary, the district boundary is the Section or township line; municipal corporate line, or County boundary.
 4. Where a boundary line is shown and its location is not fixed by any of the rules of this sub-section, its precise location is determined by the map scale.
- C. **Unzoned lands.** All unincorporated lands within Natrona County are located within one of the designated zoning districts.
1. If any land within Natrona County is determined not to be within one of the designated zoning districts (for example, from inaccurate legal descriptions, judicial declaration, or another reason or cause) or in the event that a zoning district boundary is unclear and is disputed on the Official Zoning Map, it shall be the role of the Applicable Director to administratively determine the intent and actual location of the zoning district boundary.

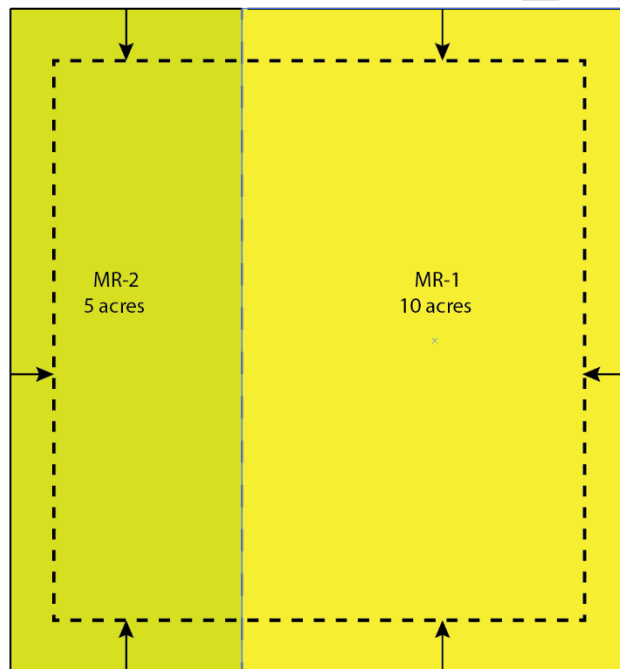
2.03 Standards Applicable to All Zoning districts

A. Where a lot or parcel is divided by a zoning district boundary line:

1. Each part of the lot or parcel that is equal to or exceeds the minimum lot sizes for the applicable zoning districts shall conform to the regulations pertaining to the zoning district in which the parcel is located; and
2. Any part of the ownership that is smaller than the minimum lot size for the zoning district in which it is located shall be considered as one lot or parcel for purposes of applying the district standards.
 - a. The permitted uses are those in the zoning district in which the larger of the two parcels is located; and
 - b. The building setbacks and site development standards are those in the zoning district that apply to the larger of the two parcels. If the building setbacks and site development standards cannot be met on the smaller parcel, the standards for the zoning district for the smaller parcel apply to that area of the lot or parcel.

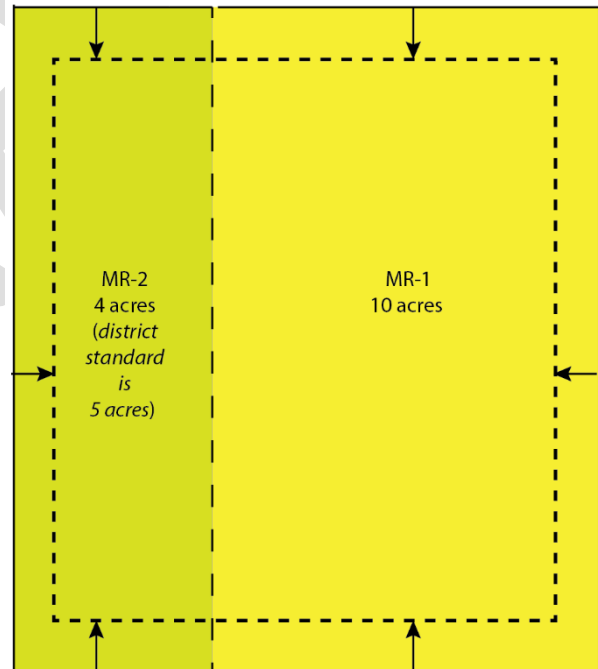
B. Lots shall meet all applicable Casper-Natrona County Health Department standards with regards to water and wastewater.

Figure 2.03.A1



Both areas of lot meet minimum lot size =>
all district regulations apply to each area
(not to scale)

Figure 2.03.A2



One area of lot meet does not meet minimum lot size =>
district regulations for the larger area apply
(not to scale)

2.04 Agricultural Zoning districts

2.04.01 Ranching, Agricultural, and Mining (RAM)

- A. **Intent.** The intent and purpose of the RAM District is to provide for and protect areas traditionally used for ranching, agriculture, and mining. This also includes other commercial resource activities including oil and gas production, forest and wildlife management, ranch recreation, hunting camps, and other rural activities.
- B. **Allowed Uses.** Applicable uses are found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

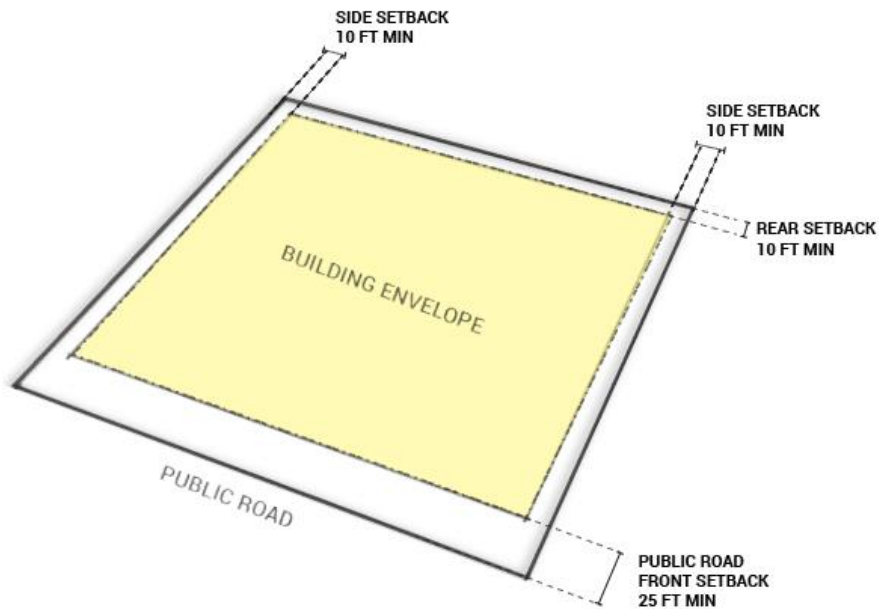


Table 2.04-1 Ranching, Agriculture, and Mining (RAM) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	35 acres
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Site Development Standards	
<u>Maximum Lot Coverage</u>	N/A
<u>Maximum Building height</u>	N/A
Residential Density	N/A

2.04.02 Urban Agricultural (UA)

- A. **Intent.** The intent and purpose of the UA District is to provide for and protect properties of ten (10) acre lots or larger in the urbanized area which are used for agriculture and residential purposes.
- B. **Allowed Uses.** Applicable uses may be found in [Table 4.02, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

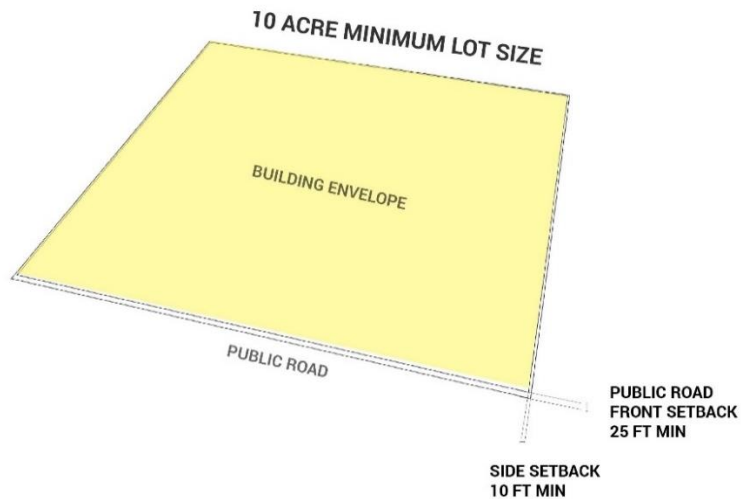


Table 2.04-2 Urban Agriculture (UA) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	10 acres
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Site Development Standards	
Maximum Lot Coverage	N/A
Maximum Building height	N/A
Residential Density	N/A

2.05 Residential Zoning districts

2.05.01 Mountain Residential 1 (MR-1)

~~A. **Intent.** The intent and purpose of the MR-1 district is to establish and protect areas for low density residential and accessory agricultural uses in accordance with the 2022 Casper Mountain Land Use Plan. Due to the unique nature and characteristics of the land in this zoning district, and design standards for slope protection and fire safety in Section 2.05.02D apply. Recognizing that development will occur in the MR-1 district, the intent is to protect property owners, visitors, and wildlife from natural hazards, in order to assure there is adequate access to all sites, develop land in a sensitive manner, and reduce the costs associated with firefighting in more remote areas.~~

A. **Intent.** The intent and purpose of the MR-1 district is to establish and protect areas for low density residential and accessory agricultural uses in accordance with the 2022 Casper Mountain Land Use Plan. Due to the unique nature and characteristics of the land in this zoning district Section 3.06 Development in Steep Slopes & Natural Hazard Areas is applicable and should be referenced for areas with slopes greater than 25%.

B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).

C. Dimensional Standards.

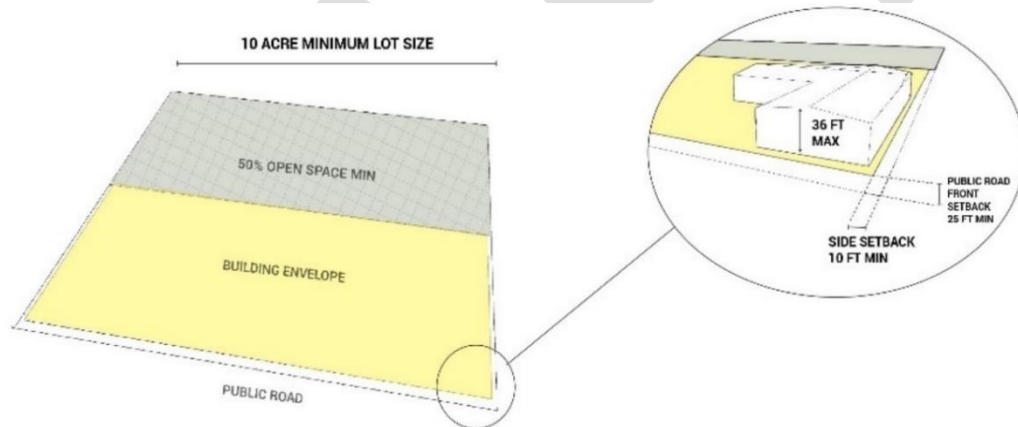


Table 2.05-1 Mountain Residential – 1 (MR-1) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	10 acres
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Site Development Standards	
<u>Maximum Lot Coverage</u>	50% of lot area
<u>Maximum Building height</u>	36 ft.

Residential Density	1 primary residential structure per 10 acres 1 ADU per 10 acres*
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* 1 exempt ADU for agricultural properties as defined by tax status per 10 acres

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2.05.02 Mountain Residential 2 (MR-2)

~~A. **Intent.** The intent and purpose of the MR-2 district is to establish and protect areas for low density residential uses, recreational uses, accessory agricultural uses, and commercial uses in accordance with the 2022 Casper Mountain Land Use Plan. Due to the unique nature and characteristics of the land in this zoning district, design standards have also been developed for slope protection and fire safety. Recognizing that development will occur in the MR-2 district, the intent is to protect property owners, visitors and wildlife from natural hazards, in order to assure there is adequate access to all sites, develop land in a sensitive manner and reduce the costs associated with firefighting in more remote areas.~~

A. **Intent.** The intent and purpose of the MR-2 district is to establish and protect areas for low density residential and accessory agricultural uses in accordance with the 2022 Casper Mountain Land Use Plan. Due to the unique nature and characteristics of the land in this zoning district Section 3.06 Development in Steep Slopes & Natural Hazard Areas is applicable and should be referenced for areas with slopes greater than 25%.

B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).

C. **Dimensional Standards.**

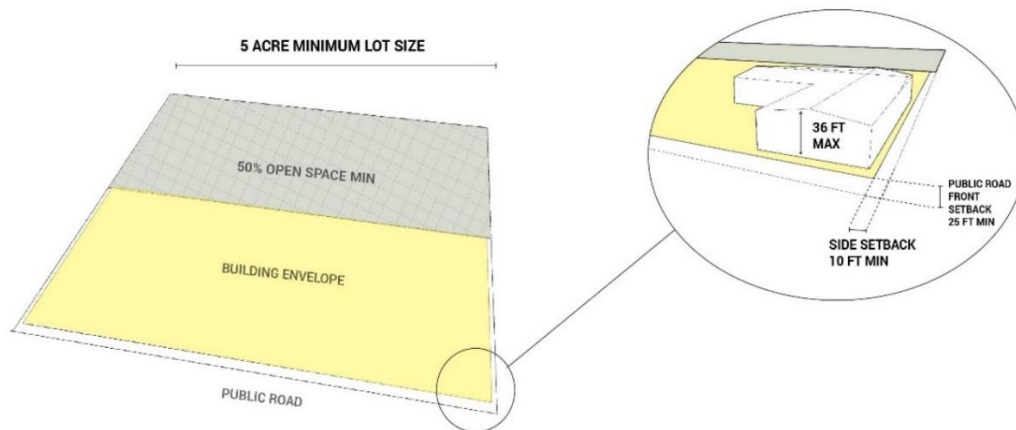


Table 2.05-2 Mountain Residential – 2 (MR-2) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	5 acres
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Site Development Standards	
<u>Maximum Lot Coverage</u>	50% of lot area
<u>Maximum Building Height</u>	36 ft.

Residential Density	1 primary residential structure per 5 acres 1 ADU per 5 acres*
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* 1 exempt ADU for agricultural properties as defined by tax status per 10 acres

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2.05.03 Suburban Residential 1 (SR-1)

- A. **Intent.** The intent and purpose of the SR-1 *district* is to establish and protect an area for low *density* residential and accessory agricultural uses. The SR-1 *district* allows for *manufactured homes* which meet all the criteria in the definition of “*manufactured home*” in this *Resolution*.
- B. **Allowed Uses.** Applicable uses are found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**



Table 2.05-3 Suburban Residential – 1 (SR-1) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	2 acres
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Minimum Front Setback – Accessory Structure	5 ft.
Minimum Side Setback – Accessory Structure	5 ft.
Minimum Rear Setback – Accessory Structure	8 ft.
Site Development Standards	
Maximum Lot Coverage	50% lot area
Maximum Building height	36 ft. for residential structures; N/A for non-residential structures
Residential Density	1 Primary Dwelling Unit; and 1 Accessory Dwelling Unit per lot

2.05.04 Suburban Residential 2 (SR-2)

- A. **Intent.** The intent and purpose of the SR-2 *district* is to establish and protect an area for low *density* residential and accessory agricultural uses. The SR-2 *district* allows for *manufactured homes* which meet all the criteria in the definition of “*manufactured home*” in this *Resolution*.
- B. **Allowed Uses.** Applicable uses are found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**



Table 2.05-4 Suburban Residential – 2 (SR-2) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	2 acres
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Minimum Front Setback – Accessory Structure	5 ft.
Minimum Side Setback – Accessory Structure	5 ft.
Minimum Rear Setback – Accessory Structure	8 ft.
Site Development Standards	
Maximum Lot Coverage	50% lot area
Maximum Building height	36 ft. for residential structures; N/A for non-residential structures
Residential Density	1 Primary Dwelling Unit; and 1 Accessory Dwelling Unit per lot

2.05.05 Rural Residential 1 (RR-1)

- A. **Intent.** The intent and purpose of the RR-1 district is to establish and protect an area for low density residential and accessory agricultural uses. The RR-1 allows for manufactured homes which meet all the criteria in the definition of "manufactured home" in this Resolution.
- B. **Allowed Uses.** Applicable uses are found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

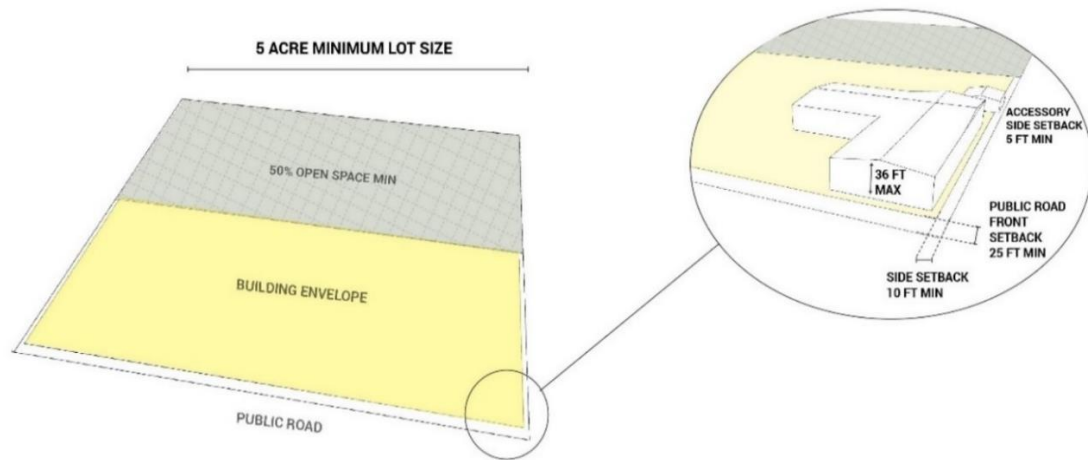


Table 2.05-5 Rural Residential – 1 (RR-1) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	5 acres
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Minimum Front Setback – Accessory Structure	5 ft.
Minimum Side Setback – Accessory Structure	5 ft.
Minimum Rear Setback – Accessory Structure	8 ft.
Site Development Standards	
Maximum Lot Coverage	50% lot area
Maximum Building height	36 ft. for residential structures; N/A for non-residential structures
Residential Density	1 Primary Dwelling Unit; and 1 Accessory Dwelling Unit per lot

2.05.06 Rural Residential 2 (RR-2)

- A. **Intent.** The intent and purpose of the RR-2 district is to establish and protect an area for low density residential and accessory agricultural uses. The RR-2 allows for manufactured homes which meet all the criteria in the definition of "manufactured home" in this Resolution.
- B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

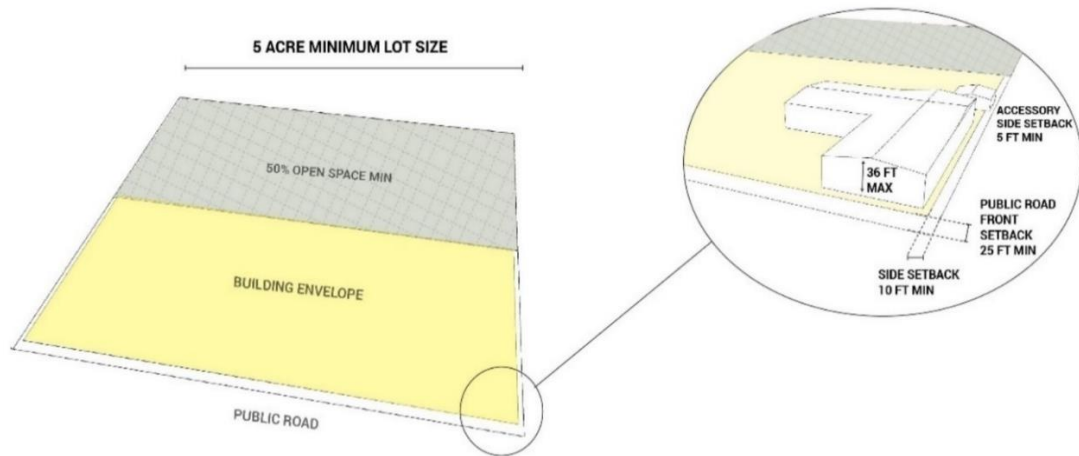


Table 2.05-6 Rural Residential – 2 (RR-2) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	5 acres
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Minimum Front Setback – Accessory Structure	5 ft.
Minimum Side Setback – Accessory Structure	5 ft.
Minimum Rear Setback – Accessory Structure	8 ft.
Site Development Standards	
Maximum Lot Coverage	50% lot area
Maximum Building height	36 ft. for residential structures; N/A for non-residential structures
Residential Density	1 Primary Dwelling Unit; and 1 Accessory Dwelling Unit per lot

2.05.07 Urban Residential (UR)

- A. **Intent.** The intent and purpose of the UR District is to establish and protect a medium to high density residential neighborhood. ~~No business usage is allowed. The district shall be free from other uses except those which are compatible with this purpose. It is further intended that this district should be suitable for future annexation to a municipality.~~
- B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

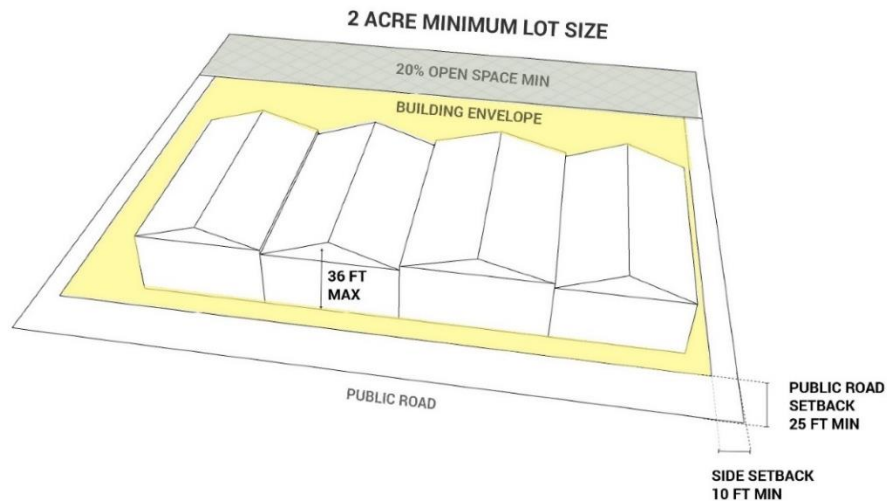


Table 2.05-7 Urban Residential (UR) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	2 acres with private sewer; 9,000 square feet with public sewer for single or two-unit dwellings, plus 1,500 square feet for each additional unit.
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	25 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Minimum Front Setback – Accessory Structure	5 ft.
Minimum Side Setback – Accessory Structure	5 ft.
Minimum Rear Setback – Accessory Structure	8 ft.
Site Development Standards	
Maximum Lot Coverage	80% lot area
Maximum Building height	36 ft.

Residential Density	1 Primary Dwelling Unit per lot
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2.05.08 Urban Mixed Residential (UMR)

- A. **Intent.** The intent and purpose of the UMR District is to establish and protect a medium to high density residential neighborhood. Uses include a limited number of compatible neighborhood business uses. Manufactured homes are also allowed. It is further intended that this district should be located in a manner that is suitable for future annexation to a municipality.
- B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

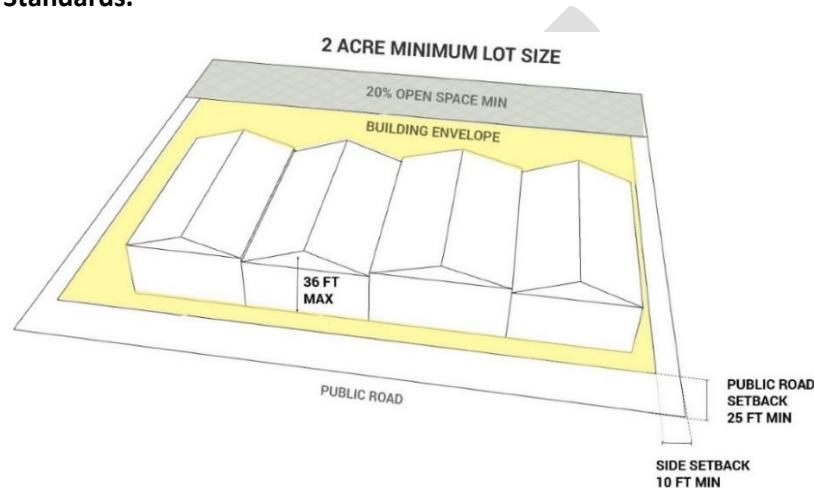


Table 2.05-8 Urban Mixed Residential (UMR) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	2 acres with private sewer; 9,000 square feet with public sewer for single or two-unit dwellings, plus 1,500 square feet for each additional unit.
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	25 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Minimum Front Setback – Accessory Structure	5 ft.
Minimum Side Setback – Accessory Structure	5 ft.
Minimum Rear Setback – Accessory Structure	8 ft.
Site Development Standards	
Maximum Lot Coverage	80% lot area

Maximum Building height	36 ft.
Residential Density	1 Primary Dwelling Unit per lot

2.05.09 Manufactured Home (MH)

- A. **Intent.** The intent and purpose of the MH District is to establish and protect a high-density residential neighborhood for manufactured home parks, and manufactured homes on individual lots. This district shall be served by a public water and public sewer system designed to serve the maximum density permitted in the district.
- B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

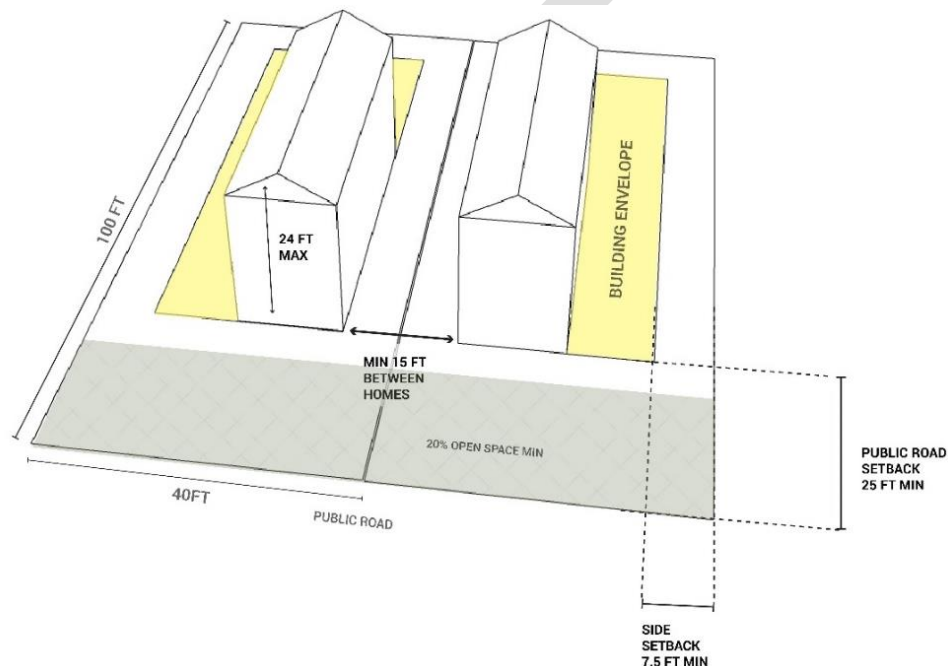


Table 2.05-9 Manufactured Home (MH) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	4,000 sf
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Setback from Private Road	8 ft.
Minimum Front Setback	7 ½ ft.
Minimum Side Setback	7 ½ ft.
Minimum Rear Setback	7 ½ ft.
Minimum Separation Between units	15 ft.
Site Development Standards	
Maximum Lot Coverage	80% lot area

Maximum Building height	24 ft
Residential Density	1 Primary Dwelling Unit per lot

2.06 Commercial, Industrial and PUD Zoning districts

2.06.01 Resort Commercial (RC)

- A. **Intent.** The intent and purpose of the RC *district* is to allow limited commercial uses in support of Hogadon Ski Area. This district also allows for limited multifamily commercial uses in support of lodging and short-term residency associated with Hogadon Ski Area and general recreation and tourism on Casper Mountain.
- B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

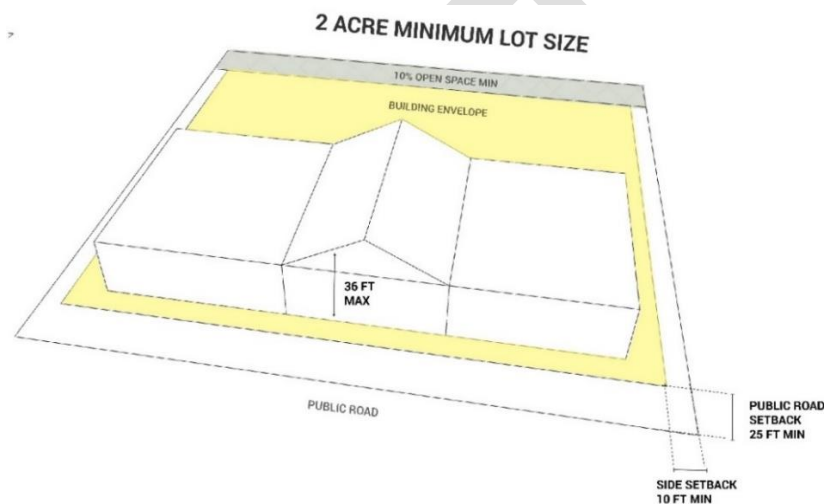


Table 2.06-1 Resort Commercial (RC) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	<p>2 acres;</p> <p>Minimum <i>lot width</i> without public sewer, 250 ft.;</p> <p>Minimum <i>lot width</i> with public sewer, 100 ft.</p>
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Site Development Standards	
Maximum Lot Coverage	80% lot area

Maximum Building height	36 ft.
Residential Density	N/A

2.06.02 Commercial (C)

- A. **Intent.** The intent and purpose of the C district is to establish and protect a general business district for both wholesale and retail uses as well as service and office uses, including businesses requiring outdoor storage.
- B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

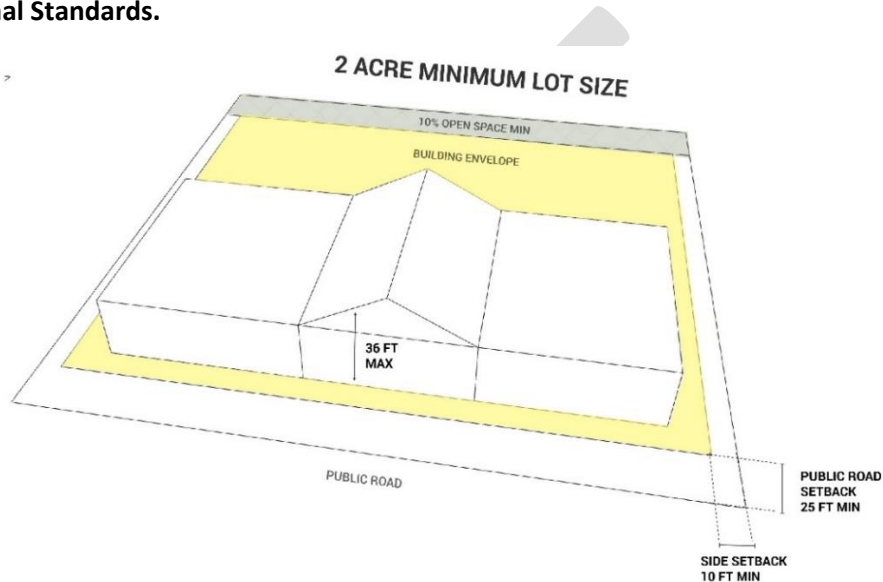


Table 2.06-2 Commercial (C) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	2 acres without public sewer; ½ acre with public sewer; Minimum <u>lot width</u> without public sewer, 250 ft.; Minimum <u>lot width</u> with public sewer, 100 ft.
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Site Development Standards	
Maximum Lot Coverage	90% lot area

Maximum Building height	36 ft.
Residential Density	1 residential structure per lot*

*Residential structure must be accessory to the commercial use

2.06.03 Light Industrial (LI)

- A. **Intent.** The intent and purpose of the LI District is to provide for light manufacturing and storage facilities.
- B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

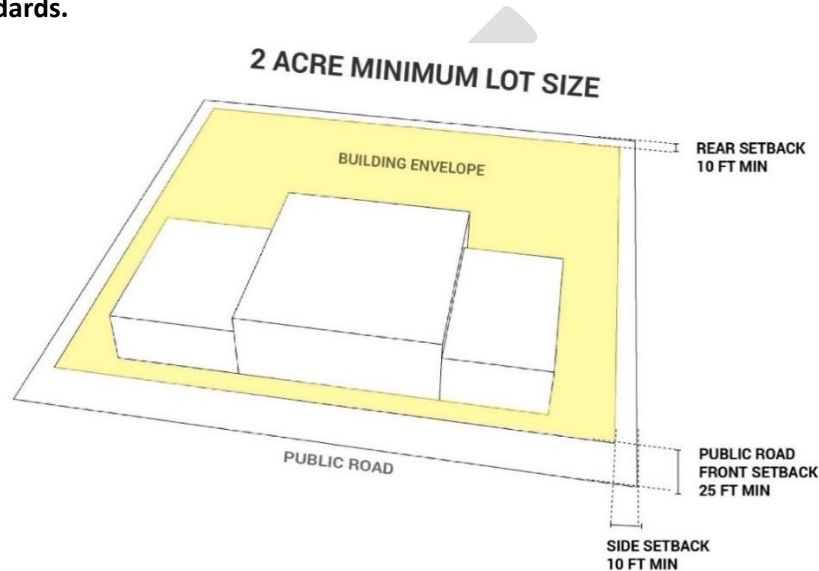


Table 2.06-3 Light Industrial (LI) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	<p>2 acres without public water or sewer; $\frac{1}{2}$ acre with public water and sewer;</p> <p>Minimum <u>lot width</u> without public water or sewer, 250 ft.;</p> <p>Minimum <u>lot width</u> with public sewer, 100 ft.</p>
Building Setbacks	
Minimum Setback from Public Road	25 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Minimum Setback from <u>property lines</u> adjacent to a residential district.	100 ft.
Site Development Standards	

Maximum Lot Coverage	N/A
Maximum Building height	N/A
Residential Density	N/A

2.06.04 Heavy Industrial (HI)

- A. **Intent.** The intent and purpose of the HI district is to create and preserve an area for industrial uses which could produce impacts beyond the property lines, and the use should be isolated and buffered from many other land uses.
- B. **Allowed Uses.** Applicable uses may be found in [Table 4.02-2, Table of Allowable Uses](#).
- C. **Dimensional Standards.**

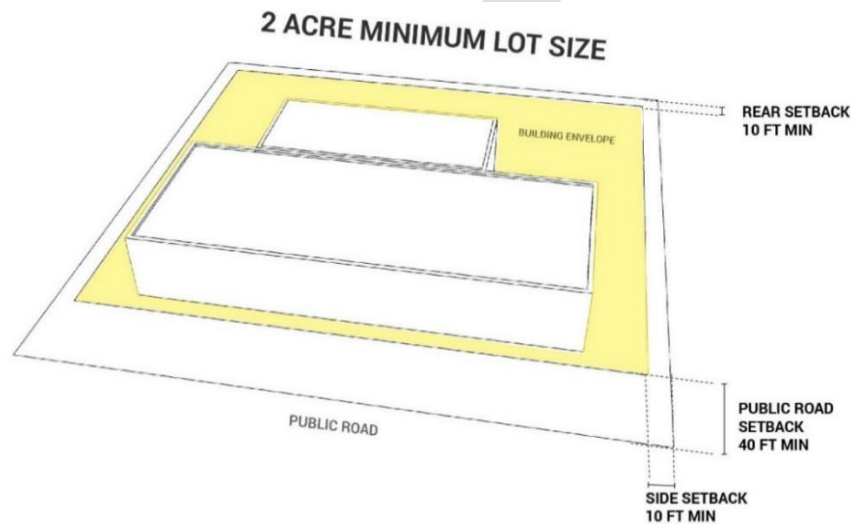


Table 2.06-4 Heavy Industrial (HI) District Dimensional Standards

Lot Dimensions	Standard Requirements
Minimum Lot Size	2 acres
Building Setbacks	
Minimum Setback from Public Road	60 ft. adjacent to all Federal, State, and County roads 40 ft. Adjacent to all other roads
Minimum Front Setback	10 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	10 ft.
Minimum Setback from <u>property lines</u> adjacent to a <u>business</u> or residential district.	150 ft
Site Development Standards	
Maximum Lot Coverage	N/A

Maximum Building height	N/A
Residential Density	N/A

2.06.05 Planned Unit Development (PUD)

- A. **Intent.** The intent and purpose of the PUD District is to establish a flexible zoning district for lots, which are to be planned and developed as a whole; using a unified design, encouraging creative methods and a mixture of uses or design patterns not permitted in any other established zoning district. It is further the intent of this district to encourage the proper planning and design of these areas through submission of concept plans and specific development plans.
- PUDs may utilize a higher density than normally allowed in similar districts if determined by the Planning and Zoning Commission, provided the density is consistent with the intent of this Resolution and is accomplished by creative design of the development.
- B. **Allowed Uses.** Land zoned PUD may be used for residential, business, or industrial purposes, as per [Table 4.02-2, Table of Allowable Uses](#) and approved by the Planning and Zoning Commission and BoCC.
- Buildings may be clustered and/or set on lots smaller than normally required by this Resolution which may result in an overall density the same or slightly greater than is allowed by this Resolution, but which contains large open spaces with building clustered in a few areas.
- C. **Dimensional Standards.** In order that land be considered for a PUD, it must comply with the following minimum district requirements:

Table 2.06-5 Planned Unit Development (PUD) District Dimensional Standards	
Lot Dimensions	Standard Requirements
Minimum PUD Size	80 acres
Maximum Lot Coverage (% site area)	20% Residential only 10% <u>Business</u> only 20% Residential/ <u>Business</u> combination 5% Industrial only 10% <u>Business</u> /Industrial

- D. **Design Standards.** In order that land be considered for a PUD, it must meet the following requirements:
- Compatible Development.** The PUD must meet both of the following standards:
 - Be suitable for the development proposed without creating hazards to persons or property on or off the site from probability of flooding, erosion, subsidence or slipping of the soil, and other dangers, annoyances or inconveniences.
 - Be compatible with the Natrona County Development Plan and Map; the Natrona County Land Use goals and policies.

2. **Access.** The PUD must meet both of the following standards:
 - a. Have direct access to public streets, roads or highways without creating traffic problems on streets or roads outside the PUD.
 - b. Access points to arterial streets must be approved, in writing, by the County and other appropriate agencies.
3. **Utilities.** The PUD must be located in relation to existing or extendible utilities and public services such that no additional public expense will be involved, or the developer must offset added public expense.
4. **Parking and Loading.** The PUD must comply with established parking and loading standards per [Section 3.08 Parking and Loading](#), unless the developer can prove that a reduction will not have adverse impact on the surrounding neighborhood.
5. **Landscaping Requirements.** The PUD must meet both of the following standards:
 - a. Meet the landscape requirements of [Section 3.03 Landscaping](#).
 - b. Buffer higher intensity uses from lower intensity uses by utilizing areas of open space or screening in compliance with [Section 3.03 Landscaping](#) and [Section 3.04 Buffering and Screening](#).
6. **Signs.** The PUD must meet all of the standards detailed in [Section 3.09 Signs](#).
7. **Construction.** Must initiate construction within ~~two-one (21)~~ [two \(2\)](#) years after approval of the Final Plat by the BoCC or the applicant must submit a written request for an extension to the BoCC. Extensions may be granted up to ~~one (1) year~~ [one \(1\) year](#) ~~one two (21) years~~. If construction is not initiated within the time limit, the subject property may be initiated for rezoning by the Planning and Zoning Commission.

2.06.06 Use Control Area (UCA)

- A. **Intent.** The intent of the Use Control Area District (UCA) is to encourage the reuse of formerly heavily contaminated industrial sites, which have been or are in the process of remediation through Wyoming's Voluntary Remediation Program (VRP). The UCA is part of a comprehensive remedy to achieve continued compliance with the Wyoming Environmental Quality Act (EQA) and to protect human health and the environment by restricting in perpetuity incompatible uses through institutional controls.
- B. **Allowed Uses.** A "P" in a zoning district column indicates that a use is permitted by right, provided that it meets the supplementary use standards referenced in the far right "Standards" column of the use table, if applicable. These uses are subject to all other applicable regulations of this Resolution. A "C" in a zoning district column indicates that a use requires conditional use review and approval by the BoCC, as detailed in Section 5.07 Conditional Use Permit. A "blank cell" in a zoning district column indicates that a use is not permitted in the zoning district.

Table 2.06-6 Use Control Area Table of Allowable Uses		
Proposed Uses	UCA	Use Specific Standards
Residential Uses		
Dwelling, Multi- Unit		4.03.01
Dwelling, Single Unit Attached		4.03.02
Dwelling, Single Unit Detached		4.03.03
Manufactured Home		4.03.04
Manufactured Home Park		4.03.05
Work Camp, Major		4.03.06
Work Camp, Minor		4.03.06
Group Living/Lodging Uses		
Assisted Living Facility		4.04.01
Bed and Breakfast		4.04.02
Group Home		4.04.03
Motel/Hotel		4.04.04
Short-Term Rental		4.04.05
Agricultural Uses		
Agriculture		4.05.01
Agricultural Event Facility		4.05.02
Commercial Feedlot/Dairy		4.05.03
Guest or Dude Ranch/Hunting Facility, Major		4.05.04
Guest or Dude Ranch/Hunting Facility, Minor		4.05.04
Greenhouse, commercial		4.05.05
Light Agriculture		4.05.06
Sale Barn		4.05.07
Stable		4.05.08
Institutional/Civic/Public Uses		
Cemetery		4.06.01
Civic Space		4.06.02
Club / Social Meeting Place		4.06.03
Correctional Facility		4.06.04
Funeral Services		4.06.05
Government		4.06.06
Library		4.06.07

Table 2.06-6 Use Control Area Table of Allowable Uses

Proposed Uses	UCA	Use Specific Standards
Medical Care Facility		4.06.08
Medical or Dental Clinic		4.06.09
Public Safety		4.06.10
Public Utility Service Center		4.06.11
Religious Land Use		4.06.12
School		4.06.13
Commercial/Office Uses		
Adult Entertainment Establishment		4.07.01
Animal Shelter/Kennel		4.07.02
Auto Dealership		4.07.03
Auto Repair, Heavy		4.07.04
Auto Repair, Light		4.07.04
Auto Wash		4.07.05
Auto Wrecker Service	C	4.07.06
Auto Reduction/Recycling Center		4.07.06
Bar and Lounge		4.07.07
Brewery/Distillery/Winery		4.07.08
Child Care Center		4.07.09
Convenience Store	P	4.07.10
Entertainment Facility		4.07.11
Family Child Care Center		4.07.12
Family Child Care Home		4.07.13
Farm, Garden, Lumber, or Building Supply Store		4.07.14
Financial Institution		4.07.15
Firearm Range, Indoor		4.07.16
Firearm Range, Outdoor	-	4.07.17
Golf Course		4.07.16
Heavy Equipment Sales, Service, and Rental	P	4.07.17
Liquor Store		4.07.18
Office	P	4.07.19
Personal Services		4.07.20
Recreational Entertainment, Indoor		4.07.21
Recreational Entertainment, Outdoor		4.07.22
Restaurant or Café		4.07.23
Retail Store		4.07.24
Service Station		4.07.25
Shooting Range, Indoor		4.07.26
Shooting Range, Outdoor	-	4.07.27
Veterinary Facilities, Large Animals		4.07.28
Veterinary Facilities, Small Animals		4.07.29
Industrial / Natural Resources / Warehouse Uses		
Contractor and Contractor Storage		4.08.01
Extractive Industries		4.08.02
High Density Load Electric User		4.08.03
Industrial and Manufacturing, Heavy		4.08.04
Industrial and Manufacturing, Light		4.08.05
Manufacturing and Storage of Explosives	C	4.08.06

Table 2.06-6 Use Control Area Table of Allowable Uses

Proposed Uses	UCA	Use Specific Standards
Mini-Warehouse		4.08.07
Manufactured Home Storage and Sales		4.08.08
Pipe Yards / Drill Rig Assembly		4.08.09
Research and Development	C	4.08.10
Storage Of Flammable or Combustible Liquids		4.08.11
Underground Oil or Gas Storage Facilities	C	4.08.12
Unregistered/ Inoperable Car Inoperable Vehicle Storage		4.08.13
Wholesale Distribution, Warehousing, and Storage		4.08.14
Recreational Uses		
Campground, Commercial Large-Scale		4.09.01
Campground, Commercial Small-Scale		4.09.02
Infrastructure Uses		
Airport		4.10.01
Communication Studio		4.10.02
Freight / Truck Terminal	C	4.10.03
Ground Passenger Transportation		4.10.04
Meteorological Tower	C	4.10.05
Parking Structure	P	4.10.06
Railroad Facilities	P	4.10.07
Recycling Center		4.10.08
Recycling Plant		4.10.09
Remediation Services		4.10.10
Salvage Yard		4.10.11
Solar Facility	C	4.10.12
Solar Generator, Accessory	C	4.10.13
Solid Waste Facility		4.10.14
Transit Facilities		4.10.15
Truck Stop		4.10.16
Utility Installation	P	4.10.17
Wind Energy Facility	C	4.10.18
Wind Generator, Accessory	C	4.10.19
Wireless Communication Facilities, Communication Towers I	C	4.10.20
Wireless Communication Facilities, Communication Towers II	P	4.10.20
Wireless Communication Facilities, Small Wireless Facilities/Distributed Antenna Systems	P	4.10.20
Accessory Use		
Accessory Structures and Uses	P	4.11.04
Accessory Dwelling Unit (ADU)		4.11.05 A
Drive-through Facility		4.11.05 B
Home Occupation		4.11.05 C
Security Quarters		4.11.05 D
Utilization of Manufactured Homes for Storage Purposes		4.11.05 E
Temporary Uses		
Recreational vehicles for Temporary use		4.12.04 A
Special Event		4.12.04 B
Temporary Dwellings		4.12.04 C

C. Dimensional Standards.

Table 2.06-7 Use Control Area (UCA) District Dimensional Standards	
Lot Dimensions	Standard Requirements
Minimum Lot Size	N/A
Building Setbacks	
Minimum Setback from Public Road	60' adjacent to all Federal, State and County roads 40' adjacent to all other roads
Minimum Front Setback	25 ft.
Minimum Side Setback	5 ft.
Minimum Rear Setback	20 ft.
Site Development Standards	
Maximum Lot Coverage	N/A
Maximum Building height	35 ft
Residential Density	N/A

D. Design Standards.

1. **Engineering and Institutional Controls.** All development must comply with Remedy Agreements (RAs) and/or Remedial Action Plans (RAP's) issued by Wyoming Department of Environmental Quality (WDEQ) including any engineering or institutional controls.
2. **Screening.** All Industrial and outdoor storage uses must be enclosed with ~~a six (6) foot solid fence~~ opaque fence or wall at with a minimum height of six (6) feet (includes chain link fence with privacy slats) if the property is adjacent to a commercial or residential zoned property.

E. Zone Change Procedures.

1. To apply for zoning under the UCA District, property owners shall submit an application to the Natrona County Planning Department (County Planning Department) in compliance with [Section 5.06 Zoning Map Amendment](#) for creation of a UCA to establish long-term restrictions on the use of the site and shall comply with all requirements of W.S. 35-11-1601 through 1613.
2. Further, the property owner shall demonstrate cleanup activities that comply with the WDEQ corrective action requirements under the Resource Conservation and Recovery Act (RCRA) and the VRP such as work plans, reports, implementation of interim measures, risk assessments, public notices, public participation plan and periodic newsletters to adjacent property owners, Natrona County, and other interested parties summarizing progress of remediation activities as applicable.

3. The EQA (W.S. 35-11-1607 and 1609) establishes that UCA's cannot be modified or amended without first modifying the WDEQ remedy agreement or equivalent mechanism.

2.07 Overlay Districts

2.07.01 Airport Overlay District (A-D)

- A. **Intent.** The intent and purpose of the Airport District is to limit construction of structures which might interfere with airplane safety, to mitigate conflict between airplane noise and residential uses, and to limit incompatibility of new uses in proximity to the district.
- B. **Applicability.**
 1. Areas in the vicinity of the Natrona County International Airport and other private or public airports more particularly described as follows: rectangular area of land beginning two hundred (200) feet beyond the end of all runways, two thousand (2,000) feet on each side of the extended center line of each runway in width by ten thousand (10,000) feet in length and shown on the zoning map.
 2. The Airport Influence Area is that area of land surrounding the Natrona County International Airport and other private or public airports as shown 2016 Natrona County Airport Master Plan Part 77. Any development or change of land use in this area, including all lands lying adjacent to or within one (1) mile of Airport Influence Area boundaries, shall be reviewed by the Natrona County International Airport Board of Trustees and the Airport Manager for compatibility with Airport Influence Area restrictions. The Natrona County International Airport Board of Trustees and Airport Manager shall submit any questions, comments, and recommendations, associated with their review of development or change of land use adjacent to and within the Airport Influence Area, to the County Planning Department within ten (10) business days after receipt of information from the County Planning Department concerning said development or change of land use.
 3. The airport reference point is the point established as the approximate geographic center of the airport landing area and so designated.
- C. **Allowed Uses.** Notwithstanding any other provisions of this Resolution, no use may be made of land within any zone established by this Resolution in such manner as to:
 1. Create electrical interference with radio communication between the airport and aircraft;
 2. Make it difficult for flyers to distinguish between airport lights and others;
 3. Result in glare in the eyes of flyers using the airport;
 4. Impair visibility in the vicinity of the airport;
 5. Obstruct the airspace required for landing or takeoff at the airport with structures, trees or other hazards; or
 6. Endanger the landing, taking off, or maneuvering of aircraft.

D. **Dimensional Standards.** No structure shall exceed the heights recommended by the Federal Aviation Administration (FAA) for instrument runways.

E. **Avigation Easement.**

1. An Avigation Easement may be required at the time of Zoning Certificate, as determined by the Applicable Director and the airport officials.
2. If an Avigation Easement is required, no dwelling units shall be allowed except in conjunction with agriculture, industry, or business within the Airport District, and no structure shall be constructed in the Airport District until the Avigation Easement has been executed.

Chapter 3 – Development Standards

3.01 Purpose and Organization

3.01.01 Purpose

- A. This chapter includes standards for development and apply to all new development.

3.01.02 Organization

- A. [3.02 Exterior Lighting](#)
- B. [3.03 Landscaping](#)
- C. [3.04 Buffering and Screening](#)
- D. [3.05 Fences & Walls](#)
- E. [3.06 Development in Steep Slopes & Natural Hazards](#)
- F. [3.07 Floodplain Regulations](#)
- G. [3.08 Parking and Loading](#)
- H. [3.09 Signs](#)
- I. [3.10 Stormwater & Wastewater](#)

3.02 Exterior Lighting

- A. **Purpose.** The purpose of this section is to allow for reasonable use of outdoor lighting which minimizes adverse offsite impacts including light trespass and glare, improves views of the night sky, reduces impact to wildlife habitat, and generally conserves energy.
- B. **Applicability.** The requirements of this section shall apply to all non-residential developments that are required to provide outdoor lighting by the provisions of this this Resolution.
- C. **Exemptions.** This Section does not apply to the following:
 - 1. Lighting within the public right-of-way that is used principally to illuminate roads.
 - 2. Lighting of signs, as regulated by ~~Section 5-9 of the LDC~~ [Section 3.09 Signs](#).
 - 3. Temporary lighting of construction sites.
 - 4. Lighting used primarily for agricultural purposes-, [oil and gas extraction or mining purposes, and airport operations](#).
 - 5. Holiday lighting, displayed for less than sixty (60) days, provided that individual lamps are less than seventy (70) lumens.
 - [6.](#) Emergency lighting.
 - ~~6.~~ [7. Flagpole lights.](#)
- D. **General Development Standards.**
 - 1. All fixtures must be fully shielded or full cutoff and downward directed so that no light is projected above the horizontal plane of the fixture.
 - ~~2. The color temperature rating of fixture lamps shall not exceed three thousand (3,000) Kelvin.~~

~~3.2.~~ All lighting fixtures shall limit horizontal light levels such that no direct light falls onto the adjacent property unless written permission from the adjacent property owner has been obtained.

~~4.—All light fixtures shall employ automatic lighting controls that extinguish exterior lighting when sufficient daylight is available, such as timers, photo-sensitive light controls, photoelectric lighting controller, a building automation system, or a lighting energy management system.~~

~~5.—All lighting not required for public safety shall be extinguished after 12:00 a.m.~~

E. Lighting Standards for Non-residential Uses.

1. Parking Lot and Area Lights.

- a. The maximum height shall not exceed twenty (20) feet above average grade.
- b. Lighting shall not exceed a maximum initial horizontal illuminance of 4.0 foot-candles.

2. Outdoor Display Areas.

- a. The maximum height shall not exceed twenty (20) feet above average grade.
- b. Approach and driveway lighting shall not exceed a maximum horizontal illuminance of 4.0 foot-candles.
- c. Building Facades and Service Areas shall not exceed a maximum horizontal illuminance of 5.0 foot-candles.

F. Prohibited Lighting. The following lighting types are prohibited from being installed in the County:

1. Lighting that simulates, imitates, or conflicts with warning signals, emergency signals, or traffic signals.
2. Blinking or flashing lights and exposed strip lights used to illuminate building facades or to outline buildings.
3. Searchlights, laser lights, and aerial lasers or holograms.
4. Lighting that is not in a full cut-off-fixture.
5. Lighting in which any single luminaire exceeds twenty thousand (20,000) lumens.

~~6.—Bare lamps (not housed within a fixture) or lamp strings—except for holiday lighting—with outputs exceeding twenty-five (25) lumens per lamp.~~

3.03 Landscaping

- A. **Purpose.** The purpose of this section is to provide minimum landscape standards that prevent unnecessary spread of noxious weeds, stabilize slopes, prevent erosion, and maintain water quality.
- B. **Applicability.** All new development in the County is required to meet the provisions of this Section.
- C. **General Development Standards.**

1. A Landscape Plan shall be submitted with all Conditional Use Permits and Zoning Certificates as well as Construction Drawings associated with Subdivision applications when requested by the County Planning Department.
2. It is the responsibility of ~~Landowners~~ and developers ~~are required~~ to control invasive and noxious weeds (see the Wyoming Noxious Weed List) on their site. Where noxious or invasive weeds exist on the site, they must be removed prior to beginning construction, and then re-vegetated with appropriate vegetation within one (1) year.
3. All disturbed areas that are not covered with new improvements must be successfully re-vegetated with a mix of native, adaptive, and drought tolerant grasses, ground covers, trees, and/or shrubs to stabilize slopes, prevent soil erosion, and prevent invasion of weeds. Rocks or boulders may be used in place of or integrated with vegetation.
- ~~4. Plant varieties selected for natural areas should be native, adaptive, and drought tolerant and appropriate for United States Department of Agriculture (USDA) designated hardiness zones 4 or below. Plant varieties should be selected based on the natural conditions at the site and grouped together based on water, sun, and other similar needs. Plants should be able to survive on natural rainfall once established with no loss of health.~~
- ~~5. If turf is used, turf areas should be a drought tolerant and/or adaptive sod or seed mix that is appropriate to the natural conditions found at the site.~~
- ~~6. Landscaping and vegetation shall comply with utility company requirements within utility easements.~~
- ~~7. Tree branches which overhang a public sidewalk shall be kept trimmed to a height of at least eight (8) feet above the sidewalk level. Tree branches which overhang the public streets shall be trimmed to a height of not less than fourteen (14) feet.~~

3.04 Buffering and Screening Between Uses

- A. **Purpose.** Buffers and screens are intended to minimize visual conflicts between potentially incompatible, but otherwise permitted, land uses, and development on abutting property.
- B. **Applicability.** Screening shall be required for all new uses after the effective date of this Resolution or amendments thereto in accordance with the following:
 1. By the industrial owner where land zoned or used for industrial purposes abuts a business or a residential district.
 2. By the business owner where land zoned or used for business purposes abuts a residential district.
 3. By the industrial owner where land zoned or used for industrial purposes abuts a Federal or State highway, ~~where required by Federal or State standards.~~ This requirement may be waived by the Planning and Zoning Commission upon presentation and approval of an appropriate site plan which alleviates the necessity for said screening.
 - 3.4. Agricultural uses and single-unit detached or attached residential uses are exempt from the provisions of this section.

- C. **Buffer Requirements.** There are two types of required buffers that include a variety of landscaping and/or fencing. The minimum width, screening, and landscaping requirements for each buffer type is shown in [Table 3.04-1 Buffer Types](#).

Table 3.04-1 <u>Buffer Types</u>		
Minimum <u>Buffer</u> Requirements	<u>Buffer Type A</u>	<u>Buffer Type B</u>
Minimum Depth	10'	20'
Shade trees at least 30' tall	2 3 per 100 linear feet	4 2 per 100 linear feet
Understory trees between 10 and 20' tall – 20% <u>shall</u> be evergreen	2 per 100 linear feet	Not required
Large shrubs at least 5' Tall - 20% <u>shall</u> be evergreen	10 per 100 linear feet	Not required
Small to medium shrubs 2-4' tall	10 per 100 linear feet	20 per 100 linear feet
Opaque fence or wall at with a minimum height of six (6) feet <u>(includes chain link fence with privacy slats)</u>	Not required, <u>but may be used in place of vegetation.</u>	Required

- D. **Location.** A required buffer should be located along the entire property line between the two incompatible uses. A required buffer may be located within the required setbacks identified in [Chapter 2](#). Landscaping must be planted on the developing property's side of the required buffer.

E. **Encroachments.**

1. The parking of vehicles and the placement of buildings or structures, except for walls, fences and landscaping is not allowed in a required buffer.
2. No building or structure on the subject site may be located closer than ten (10) feet to a required buffer.

~~F.~~ **Grade Change.**

- ~~1.F.~~ In lieu of a required wall or fence, a natural or man-made vertical grade separation of at least six (6) feet in elevation may be provided.

- ~~2.1.~~ The developing property must be located at an elevation lower than the property to be screened.

- ~~3.2.~~ The stabilized side slopes of the grade change may be no steeper than 3:1.

- G. **Parking Lot Screening.** All vehicle parking areas abutting a public right-of-way shall be screened with a landscape strip located along the entire perimeter between the parking area and the road by way of one of the following methods:

1. Option 1, Landscape Strip with Shrubs. A minimum ten (10) foot wide landscape strip planted with a minimum three (3) foot high continuous row of shrubs;
2. Option 2, Landscape Strip with Berm. A berm with a minimum height of three (3) feet higher than the finished elevation of the parking area; or
3. Option 3, Landscape Strip with Grade Change. A six (6) foot landscaped strip with a minimum three (3) foot grade drop from the public road to the parking area.

H. **Service Area Screening.** Services areas for industrial and commercial uses may be required to mitigate adverse impacts of the proposed use.

1. Trash and recycling collection and other similar delivery or service areas ~~must be~~ recommended to be located to the side or rear of buildings. Trash and recycling collection areas must be located as far away from residential structures as adheres to a standard of practical consideration for ~~on~~ neighboring properties. ~~as practical.~~
2. Service areas must be screened on all four (4) sides ~~due to incompatible adjacent zoning. Screening may be achieved~~ by a solid fence, chain link fence with privacy slats, or wall with a minimum height of six (6) feet (this can include the building wall). A solid gate, chain link fence with privacy slats, with a minimum height of six (6) feet may be placed on one side and shall be of complimentary material to the fence or wall. The gate and fence or wall must be maintained in good working order and must remain closed except when trash pick-up or deliveries occur.

3.05 Fences & Walls

A. **Applicability.** This section provides standards for all walls and fences.

B. **Materials.**

1. Walls must be constructed of ~~good~~ high-quality, opaque materials such as decorative blocks, brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, glass block, or other material approved by the Applicable Director.
2. Fences must be constructed of ~~good~~ high-quality materials such as wood, wrought iron, composites, PVC, aluminum, metal, high-quality recycled materials or other material approved by the Applicable Director.
3. No wall or fence may be constructed of tires, junk, hay bales, or other discarded materials.
4. Fences in a required buffer must be opaque.
5. Barbed-wire fences are prohibited in the Urban Residential (UR), Urban Mixed Residential (UMR) and Manufactured Home (MH) zoning districts. Barbed wire fencing in the Planned Unit Development (PUD) zoning district will be evaluated as part of the PUD review process.

C. **Location.**

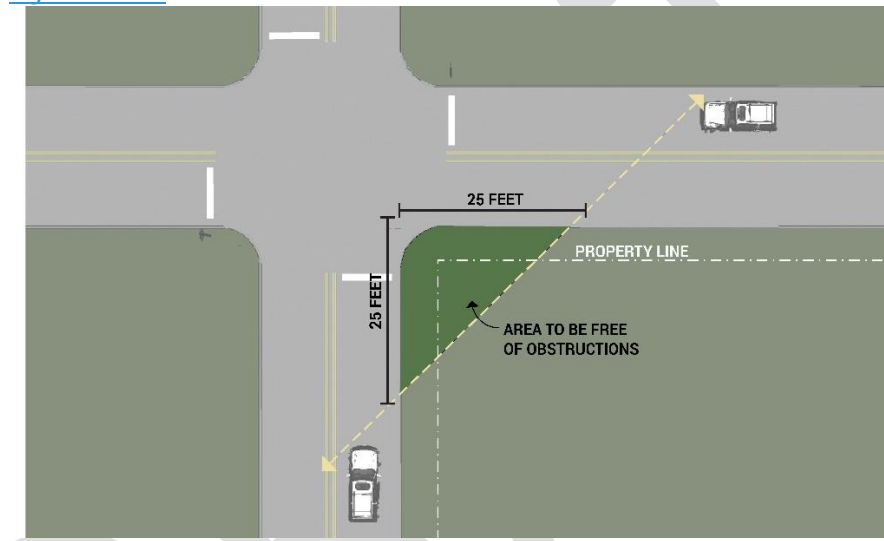
1. A fence, wall, or hedge shall be permitted within the setback area.
2. A wall or fence may be located within any required drainage or utility easement.
3. The finished face of all walls and fences must be located toward the abutting property.
4. ~~For walls and opaque fences located outside of a required buffer, the maximum length of a continuous, unbroken, and uninterrupted fence or wall plane is one hundred (100) feet. Breaks must be provided through the use of columns, landscaped areas, transparent sections, or a change in material.~~

D. **Height.**

1. Wall or fence height is measured from the subject property grade to the highest point of the fence.

2. A wall or fence located in a side or rear setback may be no more than ~~eight~~six (68) feet in height.
3. A subdivision entrance wall or fence may not exceed ~~eight~~six (86) feet in height.
- ~~4. A fence, wall, or hedge shall not exceed three (3) feet in height when located within twenty-five (25) feet of the intersection of the right-of-way line of a Federal, State, County, or public roadway.~~
4. A fence, wall, or hedge, or other obstruction shall not exceed three (3) feet in height when located within the triangle formed by 25ft lines measured along the adjacent travelway of the intersection Figure 3.05-1. The triangle is then formed by connecting the end points of the 25 ft. lines to form a right triangle. All items within this triangle must be three (3) feet or less.

Figure 3.05-1



3.06 Development in Steep Slopes & Natural Hazard Areas

- A. **Purpose.** The purpose of this section is to protect slopes from haphazard, unsafe development that could destroy vegetation and wildlife habitat, as well as impact surrounding property owners.
- B. **Applicability.**
 1. These standards apply to lands within any zoning district with slopes in excess of twenty-five (25) percent.
 2. Determination of twenty-five (25) percent slope areas shall be made at the time of subdivision or development application.
- C. **Site Plan Required.** Site plans in areas with slopes in excess of twenty-five (25) percent are subject to approval by the County Planning and Zoning Commission. Submittal materials shall include the following:
 1. Design documents and site plans that illustrate that building and access road construction will not create visual scars, cause erosion problems, or obstruct desirable views;

2. Before and after contour mapping;
3. Foundation designs;
4. Plans and profiles for roads and access drives; and
5. A written analysis of the overall effect of the proposed development as well as the existing and potential development of lands which affect or may be affected by the proposed development.

D. Limits of Disturbance.

1. For development in areas with steep slopes, the applicant shall establish limits of disturbance that identify specific areas of the site where development activities will be contained, consistent with the findings of any technical reports, as applicable. Limits of disturbance shall be indicated on the site plan associated with the submittal of a development application or building permit application.
2. In establishing limits of disturbance, the applicant shall, to the maximum extent practicable:
 - a. Limit substantial negative impacts ~~visual impacts~~ from development on adjacent properties, hillsides, ridgelines, ~~and scenic views~~;
 - b. Implement erosion prevention and control measures;
 - c. Protect steep slopes; natural drainage channels, stream corridors, and wetlands;
 - ~~d. Protect natural drainage channels;~~ Preserve the site's natural topography, features, and tree cover.
 - ~~e.d. Protect stream corridors and wetlands; and~~
3. **Standards within the Limits of Disturbance.**
 - a. Reduced Setbacks. Where appropriate, if there is no feasible alternative, and if recommended by hazard evaluation, a structure may be located within three (3) feet of a lot line provided:
 - i. The proposed structure is at least six (6) feet from any existing structure on an adjacent lot; and
 - ii. The proposed structure complies with any applicable building and fire code requirements.
 - b. Clustering. PUD rezoning and clustering of development are encouraged in order to preserve steep slopes.
 - c. No Build Areas. Limits of disturbance shall not include slopes greater than twenty-five (25) percent without a licensed professional Wyoming structural engineer's stamped site plan.

3.07 Floodplain Regulations

- A. **Purpose.** It is the purpose of this section to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
 1. Protect human life and health;
 2. Minimize expenditure of public money for costly flood control projects;

3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 4. Minimize prolonged business interruptions;
 5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in floodplains;
 6. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
 7. Ensure that potential buyers are notified that property is in a flood area.
- B. **Applicability.** The requirements of this section shall apply to all areas of special flood hazard within the jurisdiction of Natrona County, Wyoming.
- C. **General Development Standards.**
1. The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in a scientific and engineering report entitled, “The Flood Insurance Study (FIS) for Natrona County, Wyoming, and Incorporated Communities, dated May 18, 2015”, with accompanying Flood Insurance Rate Maps (FIRM) and any revisions thereto are hereby adopted by reference and declared to be a part of this section.
 2. This section is not intended to repeal, revoke, or impair any existing easements, covenants, or deed restrictions. However, where this section and any other easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
 3. Interpretation. In the interpretation and application of this section, all provisions shall be:
 - a. Considered as minimum requirements;
 - ~~b. Liberally construed in favor of the governing body; and~~
 - ~~c.~~ b. Deemed neither to limit nor repeal any other powers granted under State statutes.
 - ~~d.~~ c. In accordance with the requirements of the Natrona County Zoning Resolution.
 4. Warning and Disclaimer or Liability. The degree of flood protection required by this Resolution is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Resolution does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Resolution shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this Resolution or any administrative decision lawfully made thereunder.
- D. **Administration.**
1. A Floodplain Development Permit shall be required to ensure conformance with the provisions of this Resolution. County regulations may also require the issuance of a zoning certificate and a building permit.

2. The County Planning Department is hereby appointed the Floodplain Administrator to administer and implement the provisions of this Resolution and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management. The BoCC may authorize any person or, agency~~County agency~~
County Department~~, governmental department or incorporated city~~ to administer this Resolution of these regulations upon a majority vote by the BoCC.
3. Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
 - a. Maintain and hold open for public inspection all records pertaining to the provisions of this Resolution.
 - b. Review Floodplain Development Permit applications to determine whether proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
 - c. Review Floodplain Development Permits to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
 - d. Make necessary interpretations where needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions).
 - e. Notify adjacent communities and the State Coordinating Agency such as the Wyoming Office of Homeland Security, prior to any alteration or relocation of a watercourse in riverine situations and submit evidence of such notification to the Federal Emergency Management Agency.
 - f. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
 - g. Obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source when base flood elevation data has not been provided.
 - h. Require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM when a regulatory floodway has not been designated, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
 - i. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one (1) foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision).

- E. **Provisions for Flood Hazard Reduction.** In all areas of special flood hazards, the following standards are required:

1. **Subdivision Standards.**

- a. All subdivision proposals shall be constituent with the need to minimize flood damage.
- b. All subdivision preliminary plats/development plans shall include the mapped flood hazard zones from the effective FIRM.
- c. Base flood elevation data shall be generated and/or provided for subdivision proposals and all other proposed development, including manufactured home parks and subdivisions, greater than fifty (50) lots or five (5) acres, whichever is less.
- d. All subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- e. All subdivisions shall have adequate drainage to reduce exposure to flood hazards.

2. **Construction Standards.**

- a. New construction and substantial improvements of an existing structure including a structure that has been substantially damaged, shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- b. New construction and substantial improvements of an existing structure, including a structure that has been substantially damaged, shall be constructed with materials and utility equipment resistant to flood damage.
- c. New construction or substantial improvements of an existing structure, including a structure that has been substantially damaged, shall be constructed by methods and practices that minimize flood damage.
- d. All new construction or substantial improvements of an existing structure, including a structure that has been substantially damaged, that includes a fully enclosed area located below the lowest floor formed by the foundation and other exterior walls shall be designated to be an unfinished or flood resistant enclosure. The enclosure shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater. Designs for complying with this requirement must be certified by a licensed professional engineer or architect or meet the following minimum criteria:
 - i. Provide a minimum of two (2) openings with a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding.
 - ii. The bottom of all openings shall be no higher than one (1) foot above the higher of the exterior or interior grade floor immediately below the opening;
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwater in both directions without manual intervention.

- iv. To comply with the “Lowest floor” criteria of this ordinance, the unfinished or flood resistant enclosure shall only be used for parking of vehicles, limited storage maintenance equipment used in connection with the premises, or entry to the elevated area.
- v. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.
- e. For crawlspace foundation types, construction must follow the guidelines in FEMA TB 11-01, Crawlspace Construction for Structures Located in Special Flood Hazard Areas: national Flood Insurance Program Interim Guidance, specifically:
 - i. Below grade crawlspaces are prohibited at sites where the velocity of floodwater exceeds five (5) feet per second;
 - ii. Interior grade of the crawlspace below the base flood elevation must not be more than two (2) feet below the lowest adjacent exterior grade (LAG);
 - iii. Height of the below grade crawlspace, measured from the lowest interior grade of the crawlspace to the bottom of the floor joist must not exceed four (4) feet at any point;
 - iv. Contain an adequate drainage system that removed floodwaters from the interior area of the crawlspace.
- f. All heating and air conditioning equipment and components, all electrical, ventilation, plumbing, and other facilities shall be designed and/or elevated to prevent water from entering or accumulating within the components during flooding.
- g. New and replacement water supply systems shall be designed to minimize or to eliminate infiltration of floodwaters into the system.
- h. New and replacement sanitary sewage systems shall be designed to minimize or to eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
- i. On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.
- j. Any alteration, repair, reconstruction, or improvement to a structure that is not compliant with the provisions of this Resolution, shall be undertaken only if the nonconformity is minimal in order to meet health and safety standards.

F. Specific Development Standards.

1. Manufactured Home Standards.

- a. All new manufactured homes placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one (1) foot above the base flood elevation and securely anchored to an adequately anchored foundation system.
- b. Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of

over-the-top or frame ties to ground anchors. This standard shall be in addition to, and consistent with, applicable state requirements with the following options:

- i. Over-the-top ties provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, with manufactured homes less than fifty (50) feet long requiring one additional ties per side; or
 - ii. Frame ties provided at each corner of the home with five (5) additional ties per side at intermediate points, with manufactured homes less than fifty (50) feet long requiring four (4) additional per side; and
 - iii. All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4,800) pounds.
- c. Manufactured homes placed on solid perimeter walls shall meet the flood vent requirements in the Construction Standards of this chapter.

2. **Non-Residential and Accessory Structures Standards.** New construction and substantial improvements of any commercial, industrial, or other non-residential structure shall have the lowest floor (including basement) elevated to one (1) foot above the level of the base flood elevation; or together with attendant utility and sanitary facilities, shall:

- a. Be flood-proofed so that below the base flood level, the structure is watertight with walls substantially impermeable to passage of water;
- b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- c. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certification shall be provided to the County Planning Department official.

3. **Residential Construction Standards.** New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection is satisfied.

4. **Recreational Vehicles.** Require that recreational vehicles placed on sites with Zones A1-30, AH, and AE on the community's FIRM either:

- a. Be on the site for fewer than one hundred eighty (180) consecutive days;
- b. Be fully licensed and ready for highway use (on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
- c. Meet the permit requirements and the elevation and anchoring requirements for manufactured homes.

G. **Floodways.** Since the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
2. If an engineer's evaluation determines that an encroachment will not increase the flood level, such encroachments shall comply with all standards of this Section.
3. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

H. Penalties for Violation.

1. No structure or land shall hereafter be located, extended, converted, or altered unless in full compliance with the terms of this Resolution and other applicable regulations.
2. Penalties for violation are detailed in [Section 5.21 Enforcement and Violations](#).

~~I.~~ **Amendments.** Amendments to this section may be made in accordance with [Section 5.05 Zoning Resolution Text Amendment](#).

3.08 Parking and Loading

- A. **Purpose.** This section protects the safety, comfort, and convenience of parking lot users, pedestrians, and motorists. These standards:
1. Reduce the effect of parking demand on traffic movement on adjacent streets;
 2. Prevent the occurrence of undesirable conditions caused by the construction of parking lots which would adversely affect adjacent property owners;
 3. Establish minimum levels of parking to capture vehicular traffic while avoiding the undesirable effects of excessive parking; and
 - ~~4. Discourage excessive paved surfaces; and~~
 - ~~5.~~4. Ensure that parking does not interfere with pedestrian, bicycle, or other modes of transportation.
- B. **Applicability.**
1. Any building, improvement, or use of land approved or erected after the effective date of this Resolution shall include the off-street parking space required by this section.
 2. All parking spaces constructed after the effective date of this section shall comply with the requirements of this section.
- C. **General Development Standard.** All parking areas shall be continually maintained in satisfactory condition to be safe ~~and attractive~~ and free of any hazard, nuisance, or other unsafe condition.
- D. **Spaces Required.**
1. All uses shall have the minimum number of parking spaces required by Table 3.08-1 Parking Spaces Required.
 2. If a building, improvement or use of land is changed to a new use, off-street parking is required for the new use. ~~, if practically available.~~
 3. Once approved, the number of parking spaces shall not be reduced except upon approval of the County Planning Department, and only if the applicant proves that the reduction is reasonable and consistent with the intent of this Resolution due to a reduction or change in floor area, seating area, number of employees, or other factors that generate a demand for parking spaces.
 4. No existing parking, whether on the same lot as the principle use or on a separate lot, shall be reduced below the number of spaces required for the principal use, and any and all accessory uses, set forth in this subsection or Table 3.08-1 Parking Spaces Required.
 - ~~5. All parking spaces shall be accessible, at all times, from a street, alley, or driveway intended to serve the off-street parking. However, parking spaces serving single-family residential uses may be located in driveways or surfaces where vehicle stacking is necessary.~~
 - ~~6.~~5. Cumulative parking space requirements for mixed-use occupancies may be reduced where the applicant demonstrates that the peak requirement of the several

occupancies occur at different times (such as mid-day for office, *commercial*, or industrial uses and evening for residential uses). Exception in the total number of spaces required by the addition of all uses specified in this section *may* be considered if supported by a parking demand study approved by the County Engineer and the *Applicable Director*.

Table 3.08-1 Parking Spaces Required	
Use	Parking Spaces Required (sf = square of building or lot area, GFA = gross floor area, GLA = gross land area)
Residential	
Dwelling, Multi-Unit	2 per dwelling, plus one space per each three dwelling units for parking of recreation vehicles or visitors. For fraternity/sorority houses and dormitories, 1 per guest room or 100 sf GFA, whichever is less.
Dwelling, Single Unit Attached	2 per dwelling
Dwelling, Single Unit Detached	2 per dwelling
Manufactured Home	2 per dwelling
Manufactured Home	2 per dwelling
Manufactured Home Park	2 per dwelling
Work Camp, Major	2 per dwelling or camping space
Work Camp, Minor	2 per dwelling or camping space
Group Living / Lodging	
Assisted Living Facility	1 per 1,400 sf GLA
Bed and Breakfast	1 per room
Group Home	2 per dwelling
Motel/Hotel	1 per room. If adjacent to highway and/or serves semi- truck drivers, include additional 5 spaces of 65' in length for semi-trucks.
Short-Term Rental	2 per dwelling (provided as part of the principal dwelling; spaces to be added before short-term rentals occur if they are currently insufficient)
Agriculture	
Agriculture	not applicable
Agricultural Event Facility	1 per 75 sf seating area
Commercial Feedlot/Dairy	not applicable
Guest or Dude Ranch/Hunting Facility, Major	not applicable
Guest or Dude Ranch/Hunting Facility, Minor	not applicable
Greenhouse, Commercial	1 per 1,000 sf GLA devoted to open display or sales + 1/5,000 sf GLA after first 10,000 square feet
Light Agriculture	not applicable
Sale Barn	1 per 200 sf GFA
Stable	1 per 5 stalls rented for horses owned by non-owners or non-residents of the property
Institutional / Civic / Public	
Cemetery	not applicable
Civic Space	1 per 500 sf GFA or 12 spaces per acre, whichever is greater
Club / Social Meeting Place	1 per 200 sf GFA
Correctional Facility	1 per 200 sf GFA

Table 3.08-1 Parking Spaces Required	
Use	Parking Spaces Required (sf = square of building or lot area, GFA = gross floor area, GLA = gross land area)
Funeral Services	1 per 300 sf GFA
Government	1 per 350 sf GFP
Library	1 per 450 sf GFA
Medical Care Facility	1 per 450 sf GFA
Medical or Dental Clinic	1 per 250 sf GFA
Public Safety	1 per 350 sf GFA
Public Utility Service Center	1 per 550 sf GFA
Religious Land Use	1 per 100 sf GFA
School	1 per 270 sf GFA
Commercial / Office	
Adult Entertainment Establishment	1 per 200 sf GFA
Animal Shelter/Kennel	1 per 400 sf GFA
Auto Dealership	1 per 1,000 sf GLA devoted to open display or sales + 1/5,000 sf GLA after first 10,000 square feet
Auto Reduction/Recycling Center	not applicable
Auto Repair, Heavy	1 per 250 sf GFA
Auto Repair, Light	1 per 250 sf GFA
Auto Wash	10 per automatic, self-propelled drag tunnel + 1 per 400 sf GFA. Driveways used to approach the tunnel are counted as parking area spaces for tunnel vehicles. Self-service establishments require 5 spaces per stationary, automatic bay.
Auto Wrecker Service	1 per 300 sf GFA in excess of 4,000 square feet (4 spaces min.)
Bar and Lounge	1 per 110 sf GFA
Brewery/Distillery/Winery	1 per 1,500 sf GFA
Child Care Center	1 per 400 sf GFA
Convenience Store	1 per 300 sf GFA
Entertainment Facility	1 per 120 sf GFA
Family Child Care Center	1 per 400 sf GFA
Family Child Care Home	1 per 400 sf GFA
Farm, Garden, Lumber, or Building Supply Store	1 per 1,800 sf
Financial Institution	1 per 350 sf GFA or 1 per 250 sf for facilities with drive-in/through facilities along with stacking for at least 5 cars per drive-up facility.
Firearm Range, Indoor	1 per 1,000 sf GFA
Firearm Range, Outdoor	1 per 5,000 sf GLA after first 10,000 square feet 1 per 1,000 sf GFA
Golf Course	10 per hole + 1 per 21 sf GFA of public assembly space + 1 per 400 sf GFA for other commercial space
Heavy Equipment Sales, Service, and Rental	1 per 1,000 sf GLA devoted to open display or sales + 1/5,000 sf GLA after first 10,000 square feet
Liquor Store	1 per 600 sf
Office	1 per 350 sf GFA; 1 per 250 sf for facilities with drive-in/through facilities along with stacking for at least 5 cars per drive-up facility.
Personal Services	1 per 400 sf GFA
Recreational Entertainment, Indoor	1 per 250 sf GFA; 4 per lane for bowling alleys

Table 3.08-1 Parking Spaces Required	
Use	Parking Spaces Required (sf = square of building or lot area, GFA = gross floor area, GLA = gross land area)
Recreational Entertainment, Outdoor	1 per 4200 sf GFA + 1 per 600 sf publicly accessible site area (excluding parking area)
Restaurant or Café	1 per 250 sf GFA
Retail Store	1 per 400 sf GFA
Service Station	1 per 300 sf GFA (6 spaces minimum) + 1 per 300 sf GFA for additional accessory uses (such as trailer rentals)
Shooting Range, Indoor	1 per shooting lane
Shooting Range, Outdoor	1 per shooting lane
Veterinary Facilities, Large Animals	1 per 300 sf GFA
Veterinary Facilities, Small Animals	1 per 300 sf GFA
Industrial / Natural Resources / Warehouse	
Contractor and Contractor Storage	1 per 600 sf GFA
Extractive Industries	not applicable
Heavy Load Electric User	1 per 1,500 sf GFA
Industrial and Manufacturing, Heavy	1 per 1,5400 sf GFA
Industrial and Manufacturing, Light	1 per 1,500 sf GFA
Manufacturing and Storage of Explosives	1 per 400 sf GFA
Mini-Warehouse	1 per 10,000 sf GFA
Manufactured Home Storage and Sales	1 per 1,000 sf GLA devoted to open display or sales + 1/5,000 sf GLA after first 10,000 square feet
Pipe Yards/Drill Rig Assembly	1 per 1,500 sf GFA 1 per 400 sf GFA
Research and Development	1 per 400 sf GFA
Storage of Flammable or Combustible Liquids	not applicable
Underground Oil or Gas Storage Facilities	not applicable
Unregistered/Inoperable Car/Inoperable Vehicle Storage	Not applicable
Wholesale Distribution, Warehousing, and Storage	1 per 2,600 sf GFA
Recreational	
Campground, Commercial Large Scale	1 per site
Campground, Commercial Small Scale	1 per site
Infrastructure	
Airport	1 per 500 sf GFA terminal + 1 per 1,000 sf GFA hangar
Communication Studio	1 per 800 sf GFA
Freight / Truck Terminal	1 per 2,000 sf GFA
Ground Passenger Transportation	not applicable
Meteorological Tower	not applicable
Parking Structure	not applicable
Railroad Facilities	not applicable
Recycling Center	1 per 10,000 sf GLA area
Recycling Plant	1 per 400 sf GFA
Remediation Services	not applicable
Salvage Yard	not applicable

Table 3.08-1 Parking Spaces Required	
Use	Parking Spaces Required (sf = square of building or lot area, GFA = gross floor area, GLA = gross land area)
Solar Facility	not applicable
Solar Generator, Accessory	not applicable
Solid Waste Facility	not applicable
Transit Facilities	not applicable
Truck Stop	1 per 200 sf GFA + 1 truck space per 10,000 sf lot area
Utility Installation	not applicable
Wind Energy Facility	not applicable
Wind Generator, Accessory	not applicable
Wireless Communications Facilities, Communication Towers I	not applicable
Wireless Communications Facilities, Communication Towers II	not applicable
Accessory Uses	
Accessory Dwelling Unit	1 per dwelling
Accessory Structures and Uses	not applicable
Drive-through Facility	not applicable
Home Occupation	not applicable
Security Quarters	not applicable
Utilization of Manufactured Homes for Storage Purposes	not applicable
Temporary Uses	
Recreational Vehicles for Temporary Use	not applicable
Special Event	1 per 75 sf seating area
Temporary Dwellings	2 per dwelling

All partial space requirements of .5 or greater are rounded to the next highest number of usable parking spaces.

E. Location.

1. Spaces accessory to Single Unit Attached, Single Unit Detached, and Multi-Unit Dwellings shall be on the same or adjacent lot as the principal use served.
2. No off-street open parking area containing more than four (4) parking spaces shall be closer than fifteen (15) feet from an adjacent lot zoned or used for residential purposes.
3. No parking space required by [Table 3.08-1 Parking Spaces Required](#) shall be located within the right-of-way of any street, roadway, or public alley.
4. Unused parking spaces meeting all requirements of this section that are available within four hundred (400) feet of a use are credited toward the number of spaces required by this section if:
 - a. The applicant demonstrates that the parking space is reasonably available for the use by:
 - i. Providing an enforceable agreement with the owner of the credited spaces;

- ii. Demonstrating that the spaces are accessible to the proposed use; and
- ~~iii.—The space meets all requirements of this section.~~

iii.

F. Access.

1. Parking shall be designed to provide adequate means of access to public streets.
2. All off-street parking spaces shall have access off driveways or entry points and not directly off the public street.
3. All access drives shall be at least twenty-five (25) feet from the intersections of the rights-of-way of a public road.
- ~~4.—The minimum distance from a driveway to the property line of an adjacent property is five (5) feet except in the case of a common driveway.~~
- ~~5.~~4. Driveway access shall not exceed ~~thirty (30)~~ fifty (50) feet in width in all zoning districts except RAM, LI, and HI.
- ~~6.~~5. The driveway angle to the street shall be ninety (90) degrees unless permitted in writing by the Directors of both the Road and Bridge Department and Planning Department.

G. Design and Dimensions of Required Parking.

1. Minimum dimensions of any parking space required by this section are eight and a half (8.5) feet in width by twenty (20) feet in length.
2. All off-street parking facilities required pursuant to this section, except single family residences, shall be graded for drainage and surfaced with all-weather surface. Parking facilities shall be arranged for convenient access and safety of pedestrians and vehicles. No open area in an off-street parking area shall be encroached upon by building, storage, or any other use.

H. Accessible Spaces.

1. ~~Multifamily~~ Multi-unit residential and non-residential uses shall include parking for persons with disabilities (“accessible parking spaces”) as provided below. This applies to both new construction and the alteration of existing parking facilities as provided in 28 CFR Part 36, Subpart D (§§ 36.401 – 36.406), as amended.
2. Accessible parking spaces shall comply with the applicable requirements of the Standards and Specifications, 2010 ADA Standards for Accessible Design (United States Department of Justice, September 15, 2010), Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities, the building code, and Wyoming Statutes, whichever has the higher requirement.

Table 3.08-2 Accessible Parking Spaces

Total Number of Parking Spaces in Parking Facility (Lot or Garage)	Total Number of Accessible Parking Spaces Required (<i>min</i>)	Number of Van Accessible Parking Spaces (<i>min</i>)
1 - 25	1	1
26 - 50	2	1
51 - 75	3	1
76 - 100	4	1
101 - 150	5	1
151 - 200	6	1
201 - 300	7	2
301 - 400	8	2
401 - 500	9	2
501 - 1,000	2% of total	
> 1,000	20, plus 1 for each 100, or fraction thereof, over 1000	

- I. **Loading.** Every retail establishment, storage warehouse, industrial plant, manufacturing establishment, freight terminal or wholesale establishment with a gross floor area of ten thousand (10,000) square feet or more shall provide one off-street loading space for each ten thousand (10,000) square feet of gross floor area. Off-street *loading spaces* are required in accordance with the following:

- ~~1.~~ ~~Every retail establishment, storage warehouse, industrial plant, manufacturing establishment, freight terminal or wholesale establishment with a gross floor area of ten thousand (10,000) square feet or more shall provide one off-street loading space for each ten thousand (10,000) square feet of gross floor area.~~
- ~~2.~~1. The minimum required loading area *shall* be not less than ten (10) feet in width and twenty-five (25) feet in length and have an unobstructed height of not less than fourteen (14) feet.
- ~~3.~~2. No off-street *loading spaces* are permitted within the *right-of-way* line of a Federal, State, County or publicly dedicated road ~~or within the front setback of the property and shall be in addition to the required off-street parking.~~
- ~~4.~~3. Off-street *loading spaces shall* be on the same *lot* as the *building* served and *shall* have access to and from a public road without having to back into a public road.
- ~~5.~~4. Off-street *loading spaces shall* be graded for drainage and surfaced with an *all-weather surface*.

3.09 Signs

A. **Purpose.** This section permits signs that will not, by reason of size, location, construction, or manner of display endanger public health and safety or obstruct vision necessary for safe traffic movement. Additionally, these regulations permit signs that will support and complement the County's land use objectives and enhance property values within Natrona County.

B. **Applicability.**

1. This section applies to all signs erected, altered and maintained by and for all permitted uses in all districts. All signs governed by this section shall comply with all applicable State of Wyoming Department of Transportation regulations. In all cases, the most restrictive regulation shall apply.
2. The following sign types are exempt from this Section:
 - a. Government Signs;
 - b. One sign not exceeding three (3) square feet and mounted flat against a wall;
 - c. One freestanding sign up to twenty (20) square feet in the RAM zoning district;
 - d. Cornerstones;
 - e. Historical markers;
 - f. Temporary decorations;
 - g. Window displays of actual merchandise;
 - h. One temporary freestanding sign not exceeding twelve (12) square feet;
 - i. Danger, warning or cautionary signs;
 - j. A permanent sign located at a subdivision entrance sign located in a manner which does not obstruct the view of motorists according to the Subdivision Resolution.
 - k. Temporary signs located on private property, for up to seventy (70) contiguous continuous days up to twice during a calendar year. These signs shall not exceed four (4) square feet, and the sign face may consist of cardboard, corrugated plastic, or similar materials.

C. **Prohibited Signs.**

1. Illuminated signs which give off intermittent or rotating beams or rays of light of such an intensity to detract from a motorist's vision for normal safe driving.
2. A sign which, by reason of location, shape or color interferes with or might be confused with the functioning or purpose of a traffic sign;
3. Except for traffic and directional devices erected and approved by a public agency having jurisdiction, no sign may be erected which overhangs a public right-of-way for a street or highway.
4. ~~No person shall park any vehicle or trailer on a public right-of-way or public property which has attached to or located on it any sign or copy.~~

- D. **Area.** The aggregate square footage of all permitted signs is based on the length of the front property line (frontage). Maximum sign area for all freestanding, building and incidental signs shall not exceed the amount established in [Table 3.09-1 Cumulative Sign Area](#):

Table 3.09-1 Cumulative Sign Area (maximum)

Total Linear Frontage (up to number shown in feet)	Sign Area by Zoning District (maximum-feet)		
	RAM, UA	MR-1, MR-2, RR-1, RR-2, SR-1, SR-2, UR, UMR, MH	C, LI, HI
25	60	40	120
125	80	50	150
275	90	60	180
375	100	70	200
450	120	80	230
500	130	90	260
≥ 501 – multiply frontage by the following ratio, up to 2,000 sf maximum area	0.2	0.3	0.4

Examples:

- A property in RAM has 425 feet of frontage. Maximum sign area is 120 sf because the frontage does not exceed 450 feet. Note: pursuant to subsection A.2.c above, the property owner may install an additional 20 sf freestanding sign, which is exempt from this section.
 - A property in HI has 5,500 feet of frontage. Maximum sign area is 2,000 sf ($5,500 \times 0.4 = 2,200$, but maximum area is capped at 2,000 square feet).
- E. **Changeable Copy.** No more than fifty (50) percent of any sign area shall include changeable copy.
- F. **Freestanding Signs.**
1. One Pole or ground sign is allowed per lot or per use. No Pole sign shall exceed forty (40) feet in height or one hundred (100) square feet in area.
 2. A second freestanding sign, not to exceed fifty (50) square feet in area is allowed on any lot which fronts on two public streets. However, no freestanding sign may be erected within one hundred fifty (150) feet of any other freestanding sign on the same or adjoining property.
 3. A freestanding sign shall be at least ten (10) feet above average grade at the base of the sign. No base or pedestal shall be more than three (3) feet above grade.
 4. No freestanding sign shall be closer than ten (10) feet to a side property line and shall have a zero foot setback from the front property line. However, no portion of the sign may project over a street or highway right-of-way.
 5. No ground sign shall be located closer than ten (10) feet from any lot line, driveway or parking access.

G. Building Signs.

1. Wall or canopy signs shall not project more than twelve (12) inches from any wall unless located at least eight (8) feet above grade at the right-of-way line of any adjoining street or highway.
2. Only one projecting sign is allowed per tenant or occupant which may not project further than six (6) feet from the wall to which it is attached. Such signs must not project over any street or highway right-of-way and must be at least eight (8) feet above the average grade of any adjoining sidewalks.

H. Incidental Signs.

TABLE 3.09-2 INCIDENTAL SIGN ALLOWANCES			
Standard	Zoning District		
	RAM, UA	MR-1, MR-2, RR-1, RR-2, SR-1, SR-2, UR, UMR, MH	C, LI, HI
Sign area, cumulative (max.-sf)	50 sf	35 sf	100 sf
Height (max.-feet)	8'	8'	8'
Spacing from Freestanding Signs (min.-feet)	10'	10'	10'

1. Incidental signs are allowed subject to the following standards:

- a. A use in the C, HI or LI districts may have up to one on-premise temporary sign and two off-premise temporary signs as part of the incidental sign allowance in subsection 1 above.
- b. No use may display a temporary sign longer than ninety (90) days within a calendar year. All dates of display shall appear on the permit.
- c. No temporary sign shall exceed thirty-two (32) square feet ~~in the C, HI or LI districts, or twelve (12) square feet in all other districts.~~
- d. All other setback and height requirements appropriate to the type of sign and its location apply.

- I. **Off-Premise Signs (Billboards).** For purposes of this section, an “off-premise sign” or “billboard” means a sign that advertises activities not conducted on the property upon which it is located. [Note: billboards are subject to the Wyoming Outdoor Advertising Act, W.S. Title 24, Chapter 10, § 24-10-101 et seq., and regulated by the Wyoming Transportation Commission (“WTC”) (Wyoming Department of Transportation, General Agency, Board or Commission Rules, Chapter 16: Outdoor Advertising)]. Billboards are subject to the following conditions:

1. **Billboards.**

- a. Locations.
 - i. Billboards are only allowed as a Permitted use in the RAM, UA, C, LI and HI districts. [Note: The Outdoor Advertising Act, W.S. § 24-10-104(a)(4), only allows billboards in areas zoned industrial or commercial within six hundred sixty (660) feet adjacent to the highway right-of-way.

Allowance in a non-commercial or non-industrial district under this section does supersede any state prohibition of signs at that location, and applicants should seek any applicable state permits before erecting a billboard.]

- ii. A billboard shall not be erected closer than one hundred fifty (150) feet from another billboard on the same side of the street.
- iii. No billboard shall be erected within two hundred fifty (250) feet of the boundary of any residential zone.

b. Dimensional Standards.

- i. A billboard is subject to the size allowances for all signs on the site in subsection C above.
- ii. No billboard shall exceed six hundred eighty (680) square feet in area (on a single face). Billboards over four hundred eighty (480) square feet require a Conditional Use Permit in C, LI, and HI districts.
- iii. Billboards shall not exceed fifty (50) feet in height above the ground or thirty (30) feet above the roadway.

c. Maintenance. The owner, lessee or manager of a billboard and the sign owner shall maintain and keep the ground area around the sign free and clean of weeds and debris.

d. Construction.

- i. A billboard shall not:
 - a. Obstruct the view of street crossings or railroad crossings;
 - b. Be unable to stand a pressure of at least thirty pounds per square foot of advertising surface;
 - c. Be dangerous to the public by falling or blowing down; or
 - d. Be nearer than five (5) feet from any building.
- ii. Billboards shall have all posts set in concrete.

2. **Permits for Off-Premise Signs.**

- a. A sign permit is required for any off-premise sign.
- b. The County Planning Department shall approve or deny a sign permit for an off-premise sign.
- c. Along with the application for a Permit for an off-premise sign, the applicant shall submit a letter from the property owner where the off-premise sign will be located granting permission to erect an off-premise sign and stating that they understand and accept the restrictions that an off-premise sign may impose on their property.
- d. For billboards:

- i. The owner shall agree, at the time of issuance of the permit, to place and maintain on such billboard the name of the person owning or in control of the billboard.
- ii. No billboard shall be erected, structurally altered, constructed, reconstructed or moved until an application and plans have been filed and been approved by the Zoning Enforcement Officer as to size, location and construction.
- iii. Prior to issuing a Sign Permit, the applicant shall submit verification as to the location of any freestanding signs that are to be relinquished as part of the conditions for issuing an off-premise Sign Permit.

J. **Measurement.** Sign area is measured as follows:

- 1. The area of any sign is measured by determining the sum of the area of each square, rectangle, triangle, circle, or other regular shape that encompasses the outer limits of all portions of the sign, message or display.
- 2. The area of any backing or background material that is a part of the sign display is included in the sign area.
- 3. The structure or bracing of any sign is omitted from measurement, unless the structure or bracing is an integral part of the message.
- 4. If a sign has two (2) or more display faces, the area of all faces are counted toward the sign area unless they join back to back, are parallel to each other and are no more than thirty-six (36) inches apart.
- 5. Individual letters with no background are measured by the minimum rectangular area necessary to encompass the letter, or by a combination of rectangles necessary to encompass letters or irregular dimensions.

K. **Commercial and Industrial Districts.**

- 1. The following sign types are permitted only in the C, LI and HI districts subject to standards in subsections C through H and J of this section:
 - a. Building signs.
 - b. Freestanding ground or Pole signs.
 - c. Billboards (C and LI only). Any billboard over 480 square feet in size requires a Conditional Use Permit.
 - d. Off premise signs.
 - e. Roof signs which project no more than ten feet above the height of the building.
 - f. Canopy signs.
 - g. Projecting signs.

2. A property in the C, LI or HI districts that includes at least three (3) separate uses may include two wall or freestanding signs of up to four hundred fifty (450) square feet each in area.
- L. **Building Permits.** Any sign over one hundred twenty (120) square feet in size requires a Building Permit. The application for a Building Permit shall contain a scale drawing of the proposed sign and a notation as to its height, size, and location on the building, tract or lot. It shall also fully describe any existing signage on the premises. An application for a freestanding sign shall contain engineering specifications for wind and snow load which the sign can withstand.

3.10 Stormwater and Wastewater

A. General Development Standards.

1. Any use and development subject to this Resolution shall comply with all applicable local, state, and federal regulations governing stormwater management and wastewater discharge, including any requirements established by or pursuant to the Wyoming Environmental Quality Act (W.S. Title 35, Chapter 11) and all applicable WDEQ Regulations, including Water Quality Chapters 1 (Wyoming Surface Water Quality Standards) and 8 (Quality Standards for Wyoming Groundwaters).
2. The Applicable Director may require proof of compliance with any applicable state regulation or permit in a form acceptable to the Applicable Director:
 - a. Prior to or as a condition of a Zone Map Amendment, Planned Unit Development (PUD), Development/Use Permit, Zoning Certificate, Conditional Use Permit, Special Use Permit, or Building Permit;
 - b. Upon inspection of the facility;
 - c. During any enforcement proceeding or action; or
 - d. For any other reasonable cause.

~~B. Stormwater Management.~~

- ~~1. Any person subject to an industrial or construction activity WYPDES stormwater discharge permit shall comply with all provisions of that permit. A WYPDES permit means general, group, and individual stormwater discharge permits that regulate facilities located within the state of Wyoming which are, or may, discharge WDEQ authorizes discharge to surface waters of the state of Wyoming upon compliance with the requirements of the WDEQ.~~
- ~~2. All use, development or construction shall comply with all applicable WDEQ Regulations, including Water Quality Chapters 1 (Wyoming Surface Water Quality Standards) and 8 (Quality Standards For Wyoming Groundwaters).~~

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Chapter 4 – Use Standards

4.01 Purpose and Organization

4.01.01 Purpose

- A. **Purpose.** [Table 4.02-2, Table of Allowable Uses](#) below lists the uses allowed within all zoning districts. All uses are defined in [Chapter 6, Definitions](#). Approval of a use listed in this article, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property for any other use not specifically allowed in this article and approved under the appropriate process is prohibited.

4.01.02 Organization

- A. [4.02 Table of Allowable Uses](#)
- B. [4.03 Residential Uses](#)
- C. [4.04 Group Living/Lodging Uses](#)
- D. [4.05 Agricultural Uses](#)
- E. [4.06 Institutional / Civic/ Public Uses](#)
- F. [4.07 Commercial / Office Uses](#)
- G. [4.08 Industrial / Natural Resources / Warehouse Uses](#)
- H. [4.09 Recreational Uses](#)
- I. [4.10 Infrastructure Uses](#)
- J. [4.11 Accessory Uses](#)
- K. [4.12 Temporary Uses](#)

4.02 Table of Allowable Uses

- A. **Table of Allowable Uses Key.** The uses permitted in each of the zoning districts established in the Table of Allowable Uses are defined as follows:
- 1. **Standards Column.** The "Standards" column provides a reference to associated standards for certain uses Permitted by Right and for Conditional Uses.

Table 4.02-1 Table of Allowable Uses Legend		
Symbol	Meaning	Description
P	Permitted by Right	A “P” in a zoning district column indicates that a use is permitted by right, provided that it meets the supplementary use standards referenced in the far right “Standards” column of the use table, if applicable. These uses are subject to all other applicable regulations of this <u>Resolution</u> . A Zoning Certificate for a permitted use is required as part of the Building Permit process only.
C	Conditional Use	A “C” in a zoning district column indicates that a use requires conditional use review and approval by the BoCC, as detailed in Section 5.07 Conditional Use Permit .
ZC	Zoning Certificate	A “ZC” in a <u>zoning district</u> column indicates that a use will be reviewed administratively by the County Planning Department. <u>The Applicable Director</u> will determine if the proposed use meets all applicable regulations of this <u>Resolution</u> and whether it should be permitted in the zoning district or not. A Zoning Certificate for a “ZC” use is required for approval of the use by the County Planning Department regardless of whether a Building Permit is also required.
	Use not Permitted	A “blank cell” in a zoning district column indicates that a use is not permitted in the zoning district.
Use Not Listed	See Section B., <i>Unlisted Uses</i> , below	

Note: The Table of Allowable Uses only establishes the principal uses allowed in each zoning district. See also Accessory and Temporary Use regulations in [Chapter 4](#).

- B. **Unlisted Uses.** If a proposed use is not specifically listed in the [Table 4.02-2 Table of Allowable Uses](#), the Applicable Director shall determine whether the use is permitted or not. This determination shall be based upon the similarity in nature and character to one or more uses that are listed in the [Table 4.02-2 Table of Allowable Uses](#). In making this determination, the County Planning Department may refer to the following factors as guidance:

1. **Criteria for Use Determination:**

- a. Whether the use has similar visual, traffic, environmental, parking, employment, and other impacts as an expressly listed use. The County Planning Department may refer to empirical studies or generally accepted planning or engineering sources in making this determination. The burden is on the applicant to establish that the use is similar to the expressly listed use; or
- b. Whether the use is within the same industry classification as another permitted use. In making this determination, the County Planning Department may refer to the most recent edition of the North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017). If the use is not defined in the NAICS, the Administrator may refer to the American Planning Association, Land-Based Classification Standards Tables (April 1, 2001).

2. **If Not Authorized, Then Prohibited.** If the County Planning Department determines that a proposed use does not fit within a given use type and is not functionally the same as a permitted, accessory, or conditional use, then the use is a prohibited use.

- C. **Table of Allowable Uses.** *Table 4.02-2, Table of Allowable Uses.*

Table 4.02-2 Table of Allowable Uses

Proposed Uses	RAM	UA	MR-1	MR-2	RR-1	RR-2	SR-1	SR-2	UR	UMR	MH	RC	C	LI	HI	Use Specific Standards
Residential Uses																
Dwelling, Multi- Unit									C	C		P				4.03.01
Dwelling, Single Unit Attached									C	P						4.03.02
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P	P	P	P					4.03.03
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P		P			4.03.04
Manufactured Home Park	ZC	ZC									P					4.03.05
Work Camp, Major	C	C														4.03.06
Work Camp, Minor	ZC	ZC														4.03.06
Group Living/Lodging Uses																
Assisted Living Facility										ZC			P			4.04.01
Bed and Breakfast	P	P	C	C	C	C						P				4.04.02
Group Home	P									P						4.04.03
Motel/Hotel	P	P										C	P			4.04.04
Short-Term Rental	P	P	P	P	P	P	P	P	P	P		P				4.04.05
Agricultural Uses																
Agriculture	P	P	P													4.05.01
Agricultural Event Facility	P	P	P													4.05.02
Commercial Feedlot/Dairy	P	P														4.05.03
Guest or Dude Ranch/Hunting Facility, Major	P	C	C	C												4.05.04
Guest or Dude Ranch/Hunting Facility, Minor	P	P	P	C												4.05.04
Greenhouse, commercial	P	P	P										P	P		4.05.05
Light Agriculture	P	P	P	P	P	P	P	P	ZC C	ZC C						4.05.06
Sale Barn	ZC	ZC											C	C	C	4.05.07
Stable	P	P	C													4.05.08
Institutional/Civic/Public Uses																
Cemetery	P	P			P	P			P	P						4.06.01
Civic Space	P	P	P	P	P	P	P	P	P	P	P	P				4.06.02
Club / Social Meeting Place	P	P	P	P	ZC	ZC						P	P			4.06.03
Correctional Facility	C	C												C		4.06.04
Funeral Services	P												P	P		4.06.05
Government	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.06.06

Table 4.02-2 Table of Allowable Uses

Proposed Uses	RAM	UA	MR-1	MR-2	RR-1	RR-2	SR-1	SR-2	UR	UMR	MH	RC	C	LI	HI	Use Specific Standards
Library													P			4.06.07
Medical Care Facility	P	P							PC	P			P			4.06.08
Medical or Dental Clinic	P	P							CP	P		P	P			4.06.09
Public Safety	P	P	P	P	P	P	P	P	P	P	P	P	P	P		4.06.10
Public Utility Service Center														P		4.06.11
Religious Land Use	P	P	P	P	P	P	P	P	P	P	P	P	P			4.06.12
School	P	P	P	P	P	P	P	P	P	P	P		P			4.06.13
Commercial/Office Uses																
Adult Entertainment Establishment	P													P		4.07.01
Animal Shelter/Kennel	P	ZC			C	C	C	C					P	P		4.07.02
Auto Dealership	P												P	P		4.07.03
Auto Repair, Heavy														P	P	4.07.04
Auto Repair, Light	P	P											P	P		4.07.04
Auto Wash	P												P	P	P	4.07.05
Auto Wrecker Service	P												P	P	P	4.07.06
Auto Reduction/Recycling Center	C	C												C	C	4.07.06
Bar and Lounge	P	P	P	ZC								P	P			4.07.07
Brewery/Distillery/Winery	P	P	P									C	P	P		4.07.08
Child Care Center	P	P	P	P	C	C							P			4.07.09
Convenience Store	P	P								ZC		P	P	P		4.07.10
Entertainment Facility	P	P											P			4.07.11
Family Child Care Center	P	P	P	P	P	P							P			4.07.12
Family Child Care Home	P	P	P	P	P	P	P	P	P	P	P		P			4.07.13
Farm, Garden, Lumber, or Building Supply Store	P	P											P	P		4.07.14
Financial Institution													P			4.07.15
Firearm Range, Indoor	P	P	C											C	C	4.07.16
Firearm Range, Outdoor	P	P	C											C	C	4.07.17
Golf Course	C	C			C	C							P			4.07.16

Table 4.02-2 Table of Allowable Uses

Proposed Uses	RAM	UA	MR-1	MR-2	RR-1	RR-2	SR-1	SR-2	UR	UMR	MH	RC	C	LI	HI	Use Specific Standards
Heavy Equipment Sales, Service, and Rental	C		C	C										P	P	4.07.197
Liquor Store			C	C									P			4.07.2180
Office													P	P		4.07.2119
Personal Services	P	P			ZC	ZC				ZC			P			4.07.220
Recreational Entertainment, Indoor	P											P	P			4.07.231
Recreational Entertainment, Outdoor	C	C										C	P			4.07.242
Restaurant or Café	P	P	P	ZC								P	P	P	P	4.07.235
Retail Store	P	P										P	P	P		4.07.264
Service Station	P	P								C			P	P		4.07.275
Shooting Range, Indoor	P	P	C											C	C	4.07.26
Shooting Range, Outdoor	P	P	C											C	C	4.07.27
Veterinary Facilities, Large Animals	P	P	C													4.07.28
Veterinary Facilities, Small Animals	P	P	C		P	P	P	P					P	P		4.07.29
Industrial / Natural Resources / Warehouse Uses																
Contractor and Contractor Storage	P	ZC												P	P	4.08.01
Extractive Industries	C	C	C												C	4.08.02
High Density Load Electric User	C													C	C	4.08.03
Industrial and Manufacturing, Heavy															P	4.08.04
Industrial and Manufacturing, Light	C													P	P	4.08.05
Manufacturing and Storage of Explosives	C													C	C	4.08.06
Mini-Warehouse	P	P					P	P			P		P	P	P	4.08.07
Manufactured Home Storage and Sales	P												P	P		4.08.08
Pipe Yards / Drill Rig Assembly														P	P	4.08.09
Research and Development														P	P	4.08.10

Table 4.02-2 Table of Allowable Uses																
Proposed Uses	RAM	UA	MR-1	MR-2	RR-1	RR-2	SR-1	SR-2	UR	UMR	MH	RC	C	LI	HI	Use Specific Standards
Storage Of Flammable or Combustible Liquids	P	P	P	P	P	P						P	P	P	P	4.08.11
Underground Oil or Gas Storage Facilities	P														P	4.08.12
Unregistered/ Inoperable Car/ Inoperable Vehicle Storage	C	C			C	C	C	C		C				C	C	4.08.13
Wholesale Distribution, Warehousing, and Storage														P	P	4.08.14
Recreational Uses																
Campground, Commercial Large-Scale	P	C	C	C							C	C	C	C		4.09.01
Campground, Commercial Small-Scale	P	C	C	C							C	C	C	C		4.09.02
Campground, Private	P	P	P	P							P	P	P			4.09.03
Infrastructure Uses																
Airport	P	C												P	P	4.10.01
Communication Studio													P			4.10.02
Freight / Truck Terminal													P	P	P	4.10.03
Ground Passenger Transportation														P	P	4.10.04
Meteorological Tower	P	C	C	C					C	C			P			4.10.05
Parking Structure													P	P		4.10.06
Railroad Facilities															P	4.10.07
Recycling Center															P	4.10.08
Recycling Plant															P	4.10.09
Remediation Services															P	4.10.10
Salvage Yard	C													C	P	4.10.11
Solar Facility	P	P												P	P	4.10.12
Solar Generator, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.10.13
Solid Waste Facility															C	4.10.14
Transit Facilities														P	P	4.10.15
Truck Stop													P	P	P	4.10.16
Utility Installation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.10.17

Table 4.02-2 Table of Allowable Uses																
Proposed Uses	RAM	UA	MR-1	MR-2	RR-1	RR-2	SR-1	SR-2	UR	UMR	MH	RC	C	LI	HI	Use Specific Standards
Wind Energy Facility	P													P	P	4.10.18
Wind Generator, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	4.10.19
Wireless Communication Facilities, Communication Towers I	P	C	C	C					C	C		P	P	P	P	4.10.20
Wireless Communication Facilities, Communication Towers II	P	P	C	C	C	C	C	C	P	P	C	P	P	P	P	4.10.20
Wireless Communication Facilities, Small Wireless Facilities/Distributed Antenna Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.10.20
Accessory Use																
Accessory Structures and Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.11.04
Accessory Dwelling Unit (ADU)	P	P	P	P	P	P	P	P								4.11.05 A
Drive-through Facility													P			4.11.05 B
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P			4.11.05 C
Security Quarters															C	4.11.05 D
Utilization of Manufactured Homes for Storage Purposes	P	C														4.11.05 E
Temporary Uses																
Recreational vehicles for Temporary use	P	P	P	P												4.12.04 A
Special Event	C	C	C													4.12.04 B
Temporary Dwellings	P	P	P	P	P	P	P	P	P	P	P					4.12.04 C

4.03 Residential Uses

4.03.01 Dwelling, Multi-Unit

- A. **Defined.** One of a group of dwelling units in an attached multi-unit residential structure. For purposes of this Resolution, multi-unit dwelling includes any unit that does not meet the definition of single unit attached or single unit detached. Examples include apartments and flats.

4.03.02 Dwelling, Single Unit Attached

- A. **Defined.** A duplex, triplex, quadruplex, or townhouse (horizontal or stacked) dwelling unit which is attached by a common wall, where dwelling units are located on the same or separate property.

4.03.03 Dwelling, Single Unit Detached

- A. **Defined.** A dwelling unit, other than a portable dwelling, designed for and occupied by one household only and not structurally connected or attached to any other dwelling.

4.03.04 Manufactured Home Standards

- A. **Defined.** A structure, transportable in one or more sections, that in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, where erected on site, is 320 square feet (30 m2) or more, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation where connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For manufactured homes built prior to June 15, 1976, a label certifying compliance to the Standard for Manufactured Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered to be a manufactured home.
- B. **Purpose.** It is the policy of Natrona County to recognize manufactured housing as an attractive affordable housing option. It is the intent of these regulations to ensure that manufactured homes will meet minimum life, health, and safety requirements and will not pose a nuisance to surrounding properties.
- C. **General Use Standards.** Manufactured homes in Natrona County shall comply with the following minimum requirements:
1. They shall be located on a foundation or blocked, skirted, and tied down.
 2. Skirting shall be waterproof, rigid, and durable and shall be equipped with a door or panels to permit access to utilities. Skirting shall be completed prior to final permit approval and inspection.
 3. All electrical, plumbing, gas hook-ups, and tie downs shall be in compliance with the pertinent sections of the codes adopted by Natrona County.
 4. Manufactured home storage shall be permitted only in the RAM, C, and LI Districts. Temporary storage of a manufactured home for a period not to exceed 180 days shall be allowed only in the RAM, RR-1, SR-1, UMR, and MH Districts.

5. Manufactured homes shall not be utilized solely as unoccupied accessory storage units, except in the Ranching, Agriculture and Mining (RAM) and the Urban Agriculture (UA) districts as a permitted use. When allowed, such units shall comply with the following minimum requirements:

- a. **Setbacks.** They shall be set a minimum of twenty-five (25) feet away from all property lines.
- b. **Storage.** They shall not be used to store hazardous or flammable materials of any kind.
- c. **Accessory.** They shall be secondary to the primary use of the property and are subordinate and incidental.

~~6. The County reserves the right to refuse to issue permits for any manufactured home that in the professional judgment of the County, does not meet minimum life, health and safety requirements and/or would pose a nuisance to surrounding properties.~~

4.03.05 Manufactured Home Parks

- A. **Defined.** A parcel of land upon which three (3) or more manufactured homes, occupied or intended to be occupied for dwelling purposes, are located.
- B. **Site Plan Required.** A site plan with supporting documents must be submitted for review and approval by the Approving Authority as part of any Zoning Certificate application.
- ~~C. **Streets.** All manufactured home parks shall provide safe, continuous and convenient vehicular access from abutting public streets or roads to each manufactured home space. Each vehicular way in a manufactured home park shall be named and marked with signs.~~
- ~~1.C.~~ All interior access streets shall be a minimum width of twenty-two (22) feet.
 - ~~2.1.~~ The developer shall provide for covenants or other mechanisms, which shall be approved by the Applicable Director, ensuring that streets are maintained and replaced as required.
- D. **Compliance with other agencies.** All requirements of applicable local, state and federal review agencies shall be complied with.
- E. **Water and sewer requirements.** The space provided for each manufactured home shall be supplied with piped potable water and electrical and sewage disposal connections.
- F. **Detached accessory structures.** The only detached accessory structures located on a manufactured home space shall be a carport and/or a fully enclosed storage building.
- ~~G. **Screening.** A sight-obscuring fence of not less than six (6) feet in height, with openings only for required entrances or exits to a street or public place, incorporated as part of a Type A landscape buffer, as described in Section 3.04 Buffering and Screening, shall be provided between manufactured homes and the exterior property lines of a manufactured home park's site boundaries.~~
- ~~H.G.~~ **Soil and ground cover requirements.** Exposed ground surfaces in all parts of every manufactured home park shall be paved, covered with other solid, impervious materials such as

gravel, or protected with a vegetation growth that is capable of preventing soil erosion and of eliminating objectionable dust.

H. Site drainage requirements. The ground surface in all parts of every manufactured home park shall be graded and equipped to drain all surface water away from structures in a safe, efficient manner. Proposed drainage improvements shall maintain any natural watercourses and shall prevent the collection of water at any low spot.

I. Nonresidential uses prohibited. No part of any manufactured home park shall be used for nonresidential purposes, except for uses that are directly related to the management and maintenance of the manufactured home park, including without limitation the following:

1. Park management offices.
2. Community laundry facilities.
3. Community sanitary facilities.
4. Indoor community recreation areas.
5. Repair shops and storage buildings.
6. Postal pick-up and delivery facilities.

J. Recreational areas.

1. For manufactured home parks accommodating or designed to accommodate five (5) or more manufactured homes, there shall be one (1) or more recreation areas which shall be easily accessible to all manufactured home park residents. The cumulative size of such recreation areas shall be based upon a minimum size of five (5) percent of the gross land area of the manufactured home park.
2. For manufactured parks accommodating twenty-five (25) or more manufactured homes, the cumulative size of all outdoor recreation areas shall be a minimum size of two thousand five hundred (2,500) square feet.
3. Recreation areas shall be located so as to be free of traffic hazards and to be centrally located.

4.03.06 Work Camp, Major and Minor

A. Defined.

1. **Work Camp, Major.** Housing facilities designed and intended to be used for a temporary time to house more than twenty-five (25) construction-related workers, or for a period of two (2) years or longer, or encompassing more than ten (10) acres of land. Work camps may include the use of bachelor dwellings, recreational vehicles, manufactured homes, or a combination of these.
2. **Work Camp, Minor.** Housing facilities designed and intended to be used for a temporary time to house up to twenty-five (25) construction-related workers for up to two (2) years and encompassing a maximum of ten (10) acres of land. Work camps may include the use of bachelor dwellings, recreational vehicles, manufactured homes, or a combination of these.

- B. **Purpose.** The purpose of this section is to regulate the location, development, and duration of the uses identified in this section.
- C. **Zoning Certificate and Conditional Use Required.** Work camps require a Zoning Certificate or a Conditional Use Permit. A permit may be approved or denied depending upon compliance with these regulations.
- D. **Work Camp Standards.** An applicant must comply with all applicable State and County regulations as a prerequisite to obtaining a Conditional Use Permit where a manufactured home park is proposed as a work camp to accommodate temporary housing for construction related workers. This includes compliance with all regulations of the manufactured home park requirements listed in [Section 4.03.04](#) (Manufactured and Manufactured Home Standards) and [Section 4.03.05](#) (Manufactured Home Parks).
- E. **Setbacks.** One hundred (100) foot setbacks measured from buildings located closest to the site's external boundaries to any property line are required for any minor work camp. Two hundred (200) foot setbacks measured from buildings located closest to the site's external boundaries to any property line are required for any major work camp.
- F. **Site Plan Approval Required.** A site plan with supporting documents must be submitted for review and approval by the Approving Authority as part of any Zoning Certificate application. The applicant must meet all standards imposed by the underlying zone, except where provided in this section, in addition to providing the following:
1. Dimensions, orientation, and vicinity of the parcel;
 2. Location, size, number, construction, and types of proposed housing;
 3. Traffic access to camp and parking;
 4. Location and types of recreational facilities;
 5. Approved potable water system and sewage and solid waste disposal;
 6. Stormwater runoff and method for control of stormwater; and
 7. Location of fire protection and medical facilities.

~~G. **Documents Required.** In addition to the site plan, the applicant must also provide information showing how and when the required services and facilities will be provided.~~

- ~~1. Letters of approval for the potable water or other required water systems and sewage facilities from WYDEQ are required.~~

~~H.~~G. **Work Camp, Minor.**

1. **Intensity.** A Work Camp, Minor must meet the following intensity limitations:
 - a. Such facilities are not intended to accommodate families with school-age children;
 - b. A maximum of twenty-five (25) residents;
 - c. May operate for a maximum of two (2) years; and

- d. Must be compatible with surrounding land uses.
- 2. **Required Services and Facilities.** A Work Camp, Minor must provide the following services and facilities:
 - a. Approved potable water, sewage and solid waste disposal facilities;
 - b. Commercial sewerage facilities approved by WYDEQ;
 - c. Adequate access to the site must be provided with a minimum twenty-five (25) foot wide access from any public right-of-way. Parking must be provided in accordance with the parking requirements of [Section 3.08 Parking and Loading](#);
 - d. Maintenance of the site;
 - e. Approved electrical services;
 - f. Emergency medical and fire facilities and security service;
 - g. At least one hundred (100) square feet of habitable space per resident; and
 - h. Common dining areas and recreation areas shall not be included in determining the square feet per individual.


H. Work Camp, Major.

- 1. **Intensity.** A Work Camp, Minor must meet the following intensity limitations:
 - a. Such facilities are not intended to accommodate families with school-age children;
 - b. The maximum number of residents and the duration of the camp are determined by the Conditional Use Permit process; and
 - c. Must be compatible with surrounding land uses.
- 2. **Required Services and Facilities.** A Work Camp, Major must provide the following services and facilities:
 - a. A public water system and sewage and solid waste disposal facilities approved by the WYDEQ; and
 - b. All services and facilities required for Work Camp, Minor.

I. Restoration of Site. The applicant must provide a written plan and agreement establishing how the work camp will be dismantled, and the area restored to an unoccupied condition or converted to a permanent manufactured home park.

J. Permanent Housing. Permanent housing for guests and other temporary persons may be allowed in limited numbers to serve temporary occupants at a rate no greater than fifteen (15) percent of the work camp's total dwelling units. Such permanent housing for guests and other temporary persons is not to be used to house permanent employees. In addition to the temporary housing, one (1) single unit dwelling and all of its customary and associated structures are permitted on the parcel. A building permit is required for the construction or

siting of any permanent housing along with any site plan requirements applicable to the construction of single or multi-unit housing.

 **K. Compliance.** The County may require a bond or other financial guarantee to ensure that all facilities and services are provided. If the applicant fails to provide the services and facilities required, the Work Camp shall be closed and ordered to vacate.

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4.04 Group Living / Lodging Uses

4.04.01 Assisted Living Facility

- A. **Defined.** An establishment licensed by the Wyoming State Department of Health and Social Services, which maintains and operates continuous day and night facilities, providing room and board, personal services and skilled nursing care. Includes assisted care facilities.

4.04.02 Bed and Breakfast

- A. **Defined.** A private residence which has up to four (4) bedrooms for rent for overnight guests and may provide breakfast meals for the guests.
- B. **Maximum units.** The maximum number of rented lodging units is four (4) as defined in the Casper-Natrona County Health Department standards.
- C. **Maximum length of stay.** The maximum length of stay for any guest is fourteen (14) consecutive calendar days in any one (1) calendar month.
- D. **Compliance with other regulations.** Bed and Breakfast facilities shall meet all Casper-Natrona County Health Department standards.

4.04.03 Group Home

- A. **Defined.** A single unit dwelling that provides for or arranges support services freely chosen by the individual or his representative to maintain and/or enhance cognitive and functional capacity, physical and mental health and personal autonomy. Group care also encompasses shared living residences for senior citizens, foster home and group foster homes and is licensed by the state of Wyoming to be occupied by no more than eight (8) persons. "Group home" does not include:
 - 1. A facility for persons who have committed a violent offense.
 - 2. A facility which provides 24-hour medical or nursing care to its occupants.
- B. **Purpose.** This section establishes regulations to accommodate group homes in residential settings, and to provide for the reasonable accommodation of group homes as needed to comply with the federal Fair Housing Act.
- C. **Applicability.** This section applies to any group home.
- D. **Residential Location.** A group home is permitted by right in any zoning district that allows a single unit dwelling if it:
 - 1. Is certified as a group home by the Wyoming Department of Family Services or any successor regulatory agency of this state; and
 - 2. Is occupied by no more than ten (10) persons, including:
 - a. Eight (8) or fewer persons with a handicap who need not be related by blood or marriage; and
 - b. Up to two (2) staff residents, who need not be related by blood or marriage to each other or to the residents of the home.
- E. **Other Locations.** For any group home that does not meet the criteria of subsection C above due to the number of occupants, see [Table 4.02-2, Table of Allowable Uses](#).

F. **Reasonable Accommodation.** The County Planning Department may approve a group home that does not meet the standards provided above to the extent needed to provide a reasonable accommodation as follows:

1. An applicant who requests a reasonable accommodation to the requirements of this section for a group home, in addition to providing information listed for a zoning certificate or conditional use permit, shall demonstrate that:
 - a. The group home serves residents that meet the definition of disability in the federal Fair Housing Act;
 - b. There is a relationship between the disability and the need for the requested reasonable accommodation;
 - c. Without the reasonable accommodation the property cannot be fully used by the residents of the group home;
 - d. The reasonable accommodation, if granted, will not adversely affect the use of adjacent property; and
 - e. The reasonable accommodation, if granted, will not constitute a direct threat to the health or safety of any residents of the County.

4.04.04 Motel/Hotel

- A. **Defined.** A series of attached or detached sleeping or living units for the accommodation of guests with or without cooking or kitchen facilities, said units having direct access to off-street parking spaces or garages for the exclusive use of guests or occupants and may include a permanent residence for the owner or manager. A building with a central lobby providing access to rooms with no cooking facilities and which offers lodging for transient guests and may include a permanent residence for the owner or manager.
- B. **Permanent Residence for Owner or Manager.** Units having direct access to off-street parking spaces or garages for the exclusive use of guests or occupants and may include a permanent residence for the owner or manager. A building with a central lobby providing access to rooms with no cooking facilities and which offers lodging for transient guests and may include a permanent residence for the owner or manager.

4.04.05 Short Term Rentals

- A. **Defined.** The use of a primary or secondary Dwelling Unit, or any portion of a dwelling, used for rental or occupancy accommodations that include sleeping or lodging for terms of thirty (30) consecutive days or less, in exchange for a fee or other similar consideration. It does not include a 'bed and breakfast' as defined in this Resolution.
- B. **Zoning Certificate Required.** Short term rentals require a Zoning Certificate. A Building inspection may be performed prior to permit issuance.
- C. **Parking.** All required parking for guests, visitors, and residents of the unit shall be contained on-site. Recreational vehicles, boat trailers, utility trailers, transport trailers, or any other type of trailer shall be parked on-site and shall not be parked in the public right-of-way. Off-site parking is not allowed.

- D. **Capacity.** Short-term rental capacity (or the maximum occupancy of renters) shall be limited to the maximum number of persons allowed under the Natrona County Building Code and Natrona County Fire Code.
- E. **Quiet Hours.** Quiet hours must be observed between 10:00 p.m. to 8:00 a.m.
- F. **Trash.** Trash in plastic bags shall not be placed outside of garbage receptacles. Where applicable, animal and pest-proof garbage receptacles shall be used. Trash and refuse must be removed from the site regularly, at least once every seven (7) days.
- G. **Facilities.** Smoke detectors, carbon monoxide detectors, and fire extinguishers shall be installed, tested, and maintained per the manufacturer's instructions and in conformance with the occupancy types specified by the currently adopted International Residential Code (IRC).

4.05 Agricultural Uses

4.05.01 Agriculture

- A. **Defined.** The use of land for the production of crops (as defined by W.S. 11-1-101) and animals useful to humans, including, to a variable extent, the preparation of these products for human use and their disposal by marketing or otherwise, and includes horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bee, and any and all forms of farm products and farm production. This includes accessory uses for treating or storing farm products and equipment.

4.05.02 Agricultural Event Facility

- A. **Defined.** An establishment engaged in equine and rodeo activities and events including teaching equestrian and rodeo skills, participating in competitions, exhibitions, or other displays of skill (such as polo, dressage, and show jumping). Accessory uses may include offices, storage areas, caretaker's quarters, and caring for, breeding, boarding, riding, or training animals associated with the Agricultural Event Facility use.
- B. **Size.** An Agricultural Event Facility requires a minimum parcel size of ten (10) acres.
- C. **Location.** All structures must be located at least one hundred (100) feet from any existing dwelling on an abutting property.
- D. **Lighting.** Any outdoor arena lighting must direct light downward. Light shall not directly trespass past the property line and onto adjacent properties. ~~Illumination is prohibited after 10:00 p.m.~~
- E. **Noise.** Noise shall not exceed ~~seventy-eighty~~ (70 80) decibels at the property boundaries.
- F. **Operating Plan.** The applicant must establish an operating plan in order to control fugitive dust emissions, provide sanitary and waste services for participants and spectators, and ensure that emergency medical services and fire lanes are incorporated as part of their facility's operations. This plan shall include:
1. A site plan drawn to scale depicting activity areas, improvements, access, driveways, parking areas, and sanitary facilities;
 2. A description of facilities for animals involved in activities on site.
 3. The methods proposed to control dust, erosion, odor, noise, glare, waste disposal (manure, trash, etc.), and congestion;
 4. A traffic control plan approved by Natrona County;
 5. The hours of operation;
 6. The projected number of people on the property during activities;
 7. A description of any items for sale during activities (liquor and other beverages, food, souvenirs, etc.); and
 8. Additional information that the Applicable Director determines is needed to determine whether the use complies with this section.

4.05.03 Commercial Feedlot/Dairy

- A. **Defined.** A lot, yard, corral, or other area in which livestock are confined, primarily for the purposes of feeding and growth prior to slaughter. The term does not include areas which are used for the raising of crops or other vegetation and upon which livestock are allowed to graze or feed. Accessory uses commonly include the processing and packaging of dairy products. Such facilities shall be operated in compliance with W.S. 11-39-101 et. seq.

4.05.04 Guest or Dude Ranch/Hunting or Fishing Facility

- A. **Defined.** A business that operates a ranch, including associated lands and accessory structures and structures, as a resort for tourists.
- B. **General Use Standards.** Guest or Dude Ranch/Hunting or Fishing Facilities follow these general regulations.
1. Where activities require use of public lands or waterways the Guest or Dude Ranch/Hunting or Fishing Facility shall abut these lands or have access to them by either a written access agreement or easement across any intervening land or a public road.
 2. Full-service cooking or dining facilities may be provided subject to adopted County Building and Fire Codes.
 3. Lodging rooms or individual cabins must not be used for long term occupancy.
- C. **Types.** There are two (2) Guest or Dude Ranch/Hunting or Fishing Facility types – minor and major.
1. **Minor.**
 - a. ~~Minimum Size.~~
 - i.a. ~~Minimum.~~ A Minor Guest or Dude Ranch/Hunting or Fishing Facility has a minimum parcel size of twenty (20) acres.
 - ii. ~~Maximum. A Minor Guest or Dude Ranch/Hunting or Fishing Facility has a maximum parcel size of forty (40) acres.~~
 - b. Occupancy. No more than twelve (12) guests are allowed.
2. **Major.**
 - a. ~~Minimum Size.~~
 - i.a. ~~Minimum.~~ A Major Guest or Dude Ranch/Hunting or Fishing Facility has a minimum parcel size of ~~forty~~ thirty-five (40 35) acres.
 - ii. ~~Maximum. A Major Guest or Dude Ranch/Hunting or Fishing Facility has no maximum parcel size requirement.~~
- b. Occupancy. No more than seventy-five (75) guests are allowed.

4.05.05 Greenhouse, Commercial

- A. **Defined.** A structure largely made of glass, plastic or a similar substance which uses solar heating or some form of temperature control for the purposes of protecting and/or cultivating plants, trees, flowering and decorative plants, and shrubs for sale on either a retail or wholesale basis.

4.05.06 Light Agriculture

- A. **Defined.** The use of a lot or portion of a lot for agricultural activities (such as raising of livestock, food animals, horses, mules or 4-H and vocational agricultural projects) for the primary use of the residents of the lot.

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4.05.07 Sale Barn

- A. **Defined.** A place operated for profit as a public market, consisting of pens and enclosures and their appurtenances, in which livestock are received, held for sale, sold or offered for sale at either public auction or private sale, excluding feedlots. The sale barn may include a restaurant as an accessory use.

4.05.08 Stable

- A. **Defined.** A facility that keeps or boards horses owned for the private use of the owners and/or residents of the property. This also includes horses owned by non-owners or non-residents of the property for private use. Accessory uses are permitted and include offices, storage areas, caretaker's quarters, educating and training in equitation, and caring for, breeding, or training horses associated with the Stable use.

4.06 Institutional / Civic/ Public Uses

4.06.01 Cemetery

- A. **Defined.** Land used for burial, platted, and dedicated for such purposes, including columbarium's, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemeteries (includes pet cemeteries).

4.06.02 Civic Space

- A. **Defined.** Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community or preserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures mix. Civic spaces include active or passive recreational uses, nature and recreation trails, nature preserves (such as wildlife sanctuaries, conservation areas, and game preserves), cultural amenities (e.g. fountains, ice rinks, reflecting pools), open spaces, parks, squares, plazas, playgrounds, or memorial parks. This includes any of the following as defined below:
1. **Active recreation:** Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.
 2. **Dog park:** A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced.
 3. **Community space:** Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses.
 4. **Open space:** Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For this Resolution, open space includes active recreation space, common open space, and dedicated open space.

5. **Park or plaza:** An open space which may be improved and landscaped; usually surrounded by streets and buildings.
6. **Urban deck:** A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.
- ~~7. **Wetlands mitigation bank:** A natural resource management technique authorized by Part 404 of the Federal Clean Water Act, or other state or federal law, as applicable, using wetland preservation, restoration, creation and/or enhancement to offset or replace wetland functions that are lost due to development. Wetland mitigation banks are typically large areas of wetlands operated by private or public entities. These entities may sell credits to other entities to compensate for wetland loss or impact at development sites or enter into similar arrangements.~~

4.06.03 Club/Social Meeting Place

- A. **Defined.** An establishment of a private non-profit organization, including fraternal organizations, which provide social, physical, recreational, educational, agricultural, or benevolent services. The establishment is not operated to carry on a trade or business, and no part of the net earnings inures to the benefit of any members of the organization or any other individuals. However, the establishment may pay regular employees reasonable compensation for services rendered. This includes a private club or lodge, defined as a structure or facility owned or operated by an organization of persons for special purposes (such as the promulgation of sports, arts, literature, politics). This also includes social halls, which are establishments, or portions thereof, used for social gatherings including, but not limited to, weddings, receptions, dinners, bazaars, banquets, and reunions. This use does not include religious land uses, structures and uses associated with commercial or non-commercial outdoor recreation, or adult entertainment.

4.06.04 Correctional Facility

- A. **Defined.** A private or public facility that houses individuals participating in work release or similar programs from state institutions and under the supervision of a court, state or local agency.
- B. **Conditional Use Permit conditions of approval.** The County will not approve an application for a conditional use permit or zoning certificate for a correctional facility unless:
 1. The owner of the property (if different than the applicant) has signed the application.
 2. The applicant has obtained all required permits, license or certifications required by the State.
 3. The appropriate licensing authority) has approved the program and operational plan, including adequate procedures for safeguarding the public and the facility residents through screening, supervision and security.
 4. If a corrections facility is a conditional use in the applicable zoning district:

- a. The use will not substantially or permanently injure the appropriate use of nearby conforming property.
- b. The size and architectural scale of the facility is appropriate to the neighborhood.

5. Procedural steps as outlined in [Section 5.07 Conditional Use Permit](#) have been followed.

- C. **Location.** No Correctional Facility shall be located closer than one thousand five hundred (1,500) feet to a school that meets all requirements of the compulsory education laws.

4.06.05 Funeral Services

- A. **Defined.** An establishment used primarily for human funeral services, which may or may not include facilities on the premises for embalming and performing of autopsies or other surgical procedures. Examples include funeral homes, mortuaries, crematoriums, or columbaries.

4.06.06 Government

- A. **Defined.** Any area, building, or structure held, used, or controlled exclusively for public purposes by any department or branch of the Federal Government, State of Wyoming, or the Natrona County government.

4.06.07 Library

- A. **Defined.** Establishments that maintain collections of documents (e.g., books, journals, newspapers, music, and recorded information regardless of its physical form and characteristics) and facilitate their use to meet the informational, research, educational, or recreational needs of the general public or their user. These establishments may also acquire, research, store, preserve, and generally make accessible to the public historical documents, photographs, maps, audio material, audiovisual material, and other archival material of historical interest. All or portions of these collections may be accessed electronically.

4.06.08 Medical Care Facility

- A. **Defined.** An establishment, whether or not licensed or required to be licensed by the State, by or in which facilities are maintained, furnished, conducted, operated, or offered to prevent, diagnose, or treat human disease, pain, injury, deformity or physical condition, whether medical or surgical, of two or more non-related mentally or physically sick or injured persons; or for the care of two or more non-related persons requiring or receiving medical, surgical, or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled. This use includes an intermediate care facility, mental retardation facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis. This use may be privately or publicly owned or operated.

This use includes any hospital, defined as any licensed and State of Idaho accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock, whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services (such as emergency care).

4.06.09 Medical or Dental Clinic

- A. **Defined.** An establishment (including any room, studio, clinic, suite, or building) where individuals licensed in the State practice medicine, osteopathy, dentistry, chiropractic, podiatry, physical therapy, psychiatry, clinical psychology, or other health-related professions on an out-patient basis. This does not include a hospital, veterinary service, or animal hospital.

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4.06.10 Public Safety

A. **Defined.** Includes any of the following:

1. **Fire and/or rescue station.** Establishments that provide local rapid response emergency services such as firefighting and mobile medical emergency services, including areas for the storage and maintenance of emergency vehicles and equipment and housing and feeding of emergency personnel.
2. **Police station or substation.** Any building or space designated by a chief of police or sheriff to be used as a police or sheriff 's station or substation and at which duly authorized officers perform law enforcement functions.

4.06.11 Public Utility Service Center

A. **Defined.** A facility owned by a public utility company that may include business offices, a dispatching center, and fenced yard for the storage of vehicles and materials related to the maintenance, construction, and repair of a utility transmission line, substation service line, and other such facilities. Such service and storage yard may include shop facilities for the servicing and repair of equipment. Similar facilities owned by a public agency or private road company for maintenance of roads and interchanges are included in this definition.

4.06.12 Religious Land Use

A. **Defined.** A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, offices, counseling programs, private school, youth programs, parking, child and adult day care facilities, summer camps, recreational facilities, caretaker's quarters, food bank, thrift shop, sale of religious items, and cemeteries.

4.06.13 School

A. **Defined.** Any public, parochial, or private school for any grades, including and vocational/trade schools, or colleges, that is accredited by the Wyoming Department of Education for purposes of compulsory education requirements.

4.07 Commercial / Office Uses

4.07.01 Adult Entertainment Establishments

A. Defined.

1. **Adult booth.** A separate enclosure within a structure featuring adult entertainment or adult material. The term adult booth does not include a restroom or a foyer through which any person can enter or exit the establishment.
2. **Adult cabaret.** An establishment that features adult entertainment.
3. **Adult entertainment.** Any modeling, posing, exhibition, display, or exposure, of any type, whether through book, pictures, film displays, live performance, dance, or modeling, that has as its dominant theme, or is distinguished or characterized by an emphasis on any one or more of the following:
 - a. Any actual or simulated specified sexual activities,
 - b. Specified anatomical areas,
 - c. The removal of articles of clothing, or
 - d. Appearing nude or semi-nude.
4. **Adult Entertainment Establishment:** any adult video or bookstore, adult cabaret, adult booth, adult modeling or display establishment, adult motel, or adult theater.
5. **Adult material.** One or more of the following materials that have as their primary or dominant theme matter depicting, illustrating, describing or relating to adult entertainment, regardless of whether it is new or used:
 - a. Books, magazines, periodicals or other printed matter;
 - b. Photographs, films, motion pictures, video cassettes, slides, or other visual representations;
 - c. Recordings or other audio matter;
 - d. Instruments, novelties, devices or paraphernalia that are designed for use in connection with adult entertainment.
6. **Adult modeling or display establishment:** Any establishment whose employees engage in adult entertainment or adult private modeling.
7. **Adult motel:** Any motel, hotel, boarding house, rooming house, or other place of temporary lodging that (1) offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right of way which advertises the availability of this adult type of photographic reproductions; or (2) offers a sleeping room for rent for a period of time that is less than ten (10) hours; or (3) allows a tenant or occupant of a sleeping room to sub rent the room for a period of time that is less than ten (10) hours.

8. **Adult private modeling:** Modeling, posing, exhibition, display, or exposure by an employee relating to adult entertainment before a non-employee while the non-employee is in an area not accessible to all other persons in the establishment, or while the non-employee is in an area screened (whether totally or partially screened or partitioned) during that display from the view of all persons outside the area.
 9. **Adult theater:** An establishment consisting of an enclosed structure, or a portion or part of an enclosed structure, or an open-air area where a person may view adult material or adult entertainment. Generally, the adult material or adult entertainment is pre-recorded material.
 10. **Adult video or bookstore:** An establishment that sells or rents adult material. Any establishment meeting all the following criteria is not considered an adult video or bookstore:
 - a. The adult material is accessible only by employees.
 - b. The individual items of adult material offered for sale and/or rental comprise less than ten (10) percent of the individual items publicly displayed at the establishment as stock in trade in the following categories: videos, books, magazines, periodicals, other printed matter, slides, other visual representations, recordings, and other audio matter.
 - c. The establishment does not use the following terms in advertisements or other promotional activities relating to the adult materials: "XXX," "XX," "X," or any series of the letter "X" whether or not interspersed with other letters, figures, or characters; "erotic" or deviations of that work; "adult entertainment" or similar phrases; "sex" or "sexual acts" or similar phrases; "nude" or "nudies" or similar phrases; or any other letters, words, or phrases that promote the purchase or rental of adult material.
- B. **Purpose.** It is the purpose of this section to regulate Adult Entertainment Establishments to promote the health, safety, and general welfare of the citizens of Natrona County, and to establish reasonable and uniform regulations to prevent the adverse secondary effects and deleterious location and concentration of Adult Entertainment Establishments within Natrona County. This section is not intended to limit or restrict the content of any communicative material, including sexually oriented materials, to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. It is not the intent nor effect of this Resolution to condone or legitimize the distribution of obscene material.
- C. **Findings.** Based on evidence concerning the adverse secondary effects of adult uses on the community presented at hearings and in reports made available to the BoCC, upon public testimony received through public hearings conducted by the Planning and Zoning Commission and BoCC, and on findings incorporated in the cases of *City of Renton v. Playtime Theaters, Inc.*, 475 U.S. 41 (1986), *Young v. American Mini Theaters*, 426 U.S. 50(1976), and *Barnes v. Glen Theater, Inc.*, 501 U.S. 560 (1991), and on studies and summaries of studies in other communities including, but not limited to, Phoenix, Arizona; Minneapolis, Minnesota; Houston,

Texas; Garden Grove, California; Los Angeles, California; Whittier, California; Austin, Texas; Seattle, Washington; Oklahoma City, Oklahoma; Cleveland, Ohio; and Beaumont, Texas; and also on findings from the report to the Attorney General's Working Group On The Regulations Of Sexually Oriented Businesses, (June 6, 1989, State of Minnesota), the BoCC finds that:

1. Natrona County has high community standards regarding adult entertainment activity, particularly when nudity occurs as a form of adult entertainment;
2. The regulation of Adult Entertainment Establishments and sexually oriented businesses is necessary to minimize the secondary effects of Adult Entertainment Establishments and sexually-oriented businesses, including but not limited to, increased crime, decreased property valuations, spread of infectious diseases, and deterioration of neighborhoods; and
3. The regulation of Adult Entertainment Establishments and sexually oriented businesses will preserve, promote and protect the public health, safety and general welfare of the citizens of Natrona County.

D. **Applicability.** This section applies to any Adult Entertainment Establishment.

E. **Location of Adult Entertainment Establishments.**

1. No Adult Entertainment Establishment shall be operated or located in any zoning district other than the Ranching, Agriculture and Mining (RAM), and Light Industrial (LI) Districts (see [Chapter 2](#) of the Zoning Resolution), as shown on the Official Zoning Map.
2. No Adult Entertainment Establishment shall be operated or located within a one thousand (1,000) foot radius of:
 - a. Any Religious Land Use; or
 - b. Any School (public or private); or
 - c. A state licensed Child Care Center; or
 - d. The property line of any MR-1, MR-2, RR-1, RR-2, SR-1, SR-2, UR, UMR, or MH zoning district.
3. The above distance limitations are determined by measuring from the nearest customer entrance of the proposed or existing Adult Entertainment Establishment to the lot, tract or parcel of the use specified in subsection 2 above in a straight line.

F. **Adult Booths.** All Adult Entertainment Establishments which contain at least one adult booth shall comply with the following standards:

1. **Visibility.**
 - a. The Adult Entertainment Establishment shall be configured to provide an unobstructed view from a manager's or employee's station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. The view required in this subsection must be by direct line of sight from the manager's or employee's station.

- b. All adult booths shall remain unobstructed by any doors, curtains, partitions, walls, merchandise, display racks or other materials. No patron shall be permitted access to any area of the premises which is designated as an area in which patrons are not permitted.
- 2. **Employees.** At least one (1) employee shall be on duty when any patron is present inside the Adult Entertainment Establishment.
- 3. **Booth Occupancy.** No adult booth may be occupied by more than one (1) person at any time.
- 4. **Openings.** No openings of any kind shall exist between adult booths.
- 5. **Restrooms.** Restrooms in any Adult Entertainment Establishment shall not contain video viewing or reproduction equipment.
- G. **Hours of Operation.** The permitted hours of operation for any Adult Entertainment Establishment except for an adult motel are any hours excluding 2 a.m. to 8 a.m. (Monday through Saturday) or 2 a.m. to noon (Sunday).
- H. **Minors.** No person under the age of eighteen (18) is permitted:
 - 1. In any Adult Entertainment Establishment;
 - 2. To purchase goods or services at an Adult Entertainment Establishment; or
 - 3. To work at an Adult Entertainment Establishment as an employee.

4.07.02 Animal Shelter/Kennel

- A. **Defined.** A facility licensed to house dogs, cats or other household pets and/or where grooming, breeding, boarding or training or selling of animals is conducted as business.
- B. **General Use Standards.**
 - 1. All outdoor exercise areas and runs must be fenced for the safe confinement of animals.
 - 2. A three hundred (300) foot separation shall be maintained between the area and Structures where animals are housed and any property line.
 - 3. Soundproof screening must be established along any outside areas used to exercise, walk, or keep animals that abuts a ground floor residential use. Noise shall not exceed seventy (70) decibels at the property boundaries.

4.07.03 Auto Dealership

- A. **Defined.** A facility for the sale or rental of automobiles, trucks, motorcycles, ATVs, boats, or recreational vehicles. This includes incidental vehicular services and repairs.

4.07.04 Auto Repair

- A. **Defined.**
 - 1. **Auto Repair, Heavy.** An establishment that offers mechanical and body work on motor vehicles including straightening of body parts, body repairs, battery rebuilding, painting, welding, short term storage of automobiles not in operating condition, outdoor similar work on motor vehicles that may involve noise, glare, fumes, smoke, or similar impacts.

2. **Auto Repair, Light.** Light Auto Repair differs only general maintenance activities including engine tune-ups, lubrication, carburetor cleaning, brake repair, car washing, detailing, polishing, replacement of filters, fluids, light bulbs, belts, fuses, oil, and tires, emissions testing, and similar activities.

~~B.~~ General Use Standards.

~~1.~~ B. All Auto Repair activities must take place within an enclosed space.

~~2. No Auto Repair activities occur outside of an enclosed space.~~

C. Setbacks.

1. Auto Repair facilities must be setback at least fifty (50) feet from the front property line and twenty-five (25) feet from the rear and side property lines.
2. Heavy Auto Repair facilities must be located five hundred (500) feet from any residential use, religious land use, or school.
3. Light Auto Repair facilities must be located three hundred (300) feet from any residential use, religious land use, or school.

D. Screening.

1. Disabled or damaged vehicles are not allowed to remain in an exterior location unless screened from public view.
- ~~2. Screened areas for disabled or damaged vehicles are only allowed in areas to the side or rear of the principal structure of the Auto Repair, Heavy facility.~~
- ~~3. Screening~~ for disabled or damaged vehicles must be provided by a minimum of a chain link fence with privacy slats eight (8) feet along all lot lines bordering the public right-of-way and adjacent properties. establishing A Type B buffers, as described in Section 3.04 Buffering and Screening along all lot lines in areas located to the side or rear of the principal structure that border adjacent properties may also be provided.

4.07.05 Auto Wash

- A. **Defined.** A facility where the primary or secondary function is washing automobiles, not including trailers or commercial trucks. This includes both mechanical production line methods or self-service equipment. A car wash may also function as an accessory use to an automobile service station or other primary use.

4.07.06 Auto Wrecker Service and Auto Reduction/Recycling Center

A. **Defined.**

1. **Auto Wrecker Service.** The towing of wrecked, damaged, inoperable, repossessed, or stolen vehicles and vehicles held for impoundment or investigation from one location to another. Said service shall not include the storage or reduction of the towed vehicles. An auto wrecker service may be a complimentary use to an auto repair station, auto reduction yard or auto service station.
 2. **Auto Reduction/Recycling Center.** An area or business used for dismantling, wrecking, dumping or storage of inoperative vehicles including the buying, selling, or dealing in such vehicles or parts of vehicles.
- B. **Location.** Auto Wrecker Service facilities and Auto Reduction/Recycling Centers must be located one thousand feet (1,000 ft) from any residential use, religious land use or school.
- C. **Setbacks.** Auto Wrecker Service facilities and Auto Reduction/Recycling Centers must be setback at least fifty feet (50 ft) from the front property line and twenty-five feet (25 ft) from the rear property line.
- D. **Screening.**
1. All Auto Wrecker Service facilities and Auto Reduction/Recycling Centers must be fenced on all sides and must be screened from view from the public right-of-way and from adjacent property.
 2. Screening must be provided by a minimum of a chain link fence with privacy slats eight (8) feet along all lot lines bordering the public right-of-way and adjacent properties. ~~establishing a~~ Type B buffer, as described in Section 3.04 Buffering and Screening, may also be provided along all lot lines bordering the public right-of-way and adjacent properties.
 3. The maximum screening height is ten (10) feet.
 4. Noise shall not exceed seventy (70) decibels at the property boundaries.

4.07.07 Bar and Lounge

- A. **Defined.** an establishment where alcoholic beverages are sold and consumed on the premises, even if such sales are incidental to the principal business of such an establishment (includes lounge and tavern).

4.07.08 Brewery / Distillery / Winery

- A. **Defined.** An establishment for the manufacture or bottling of wine. A winery may include, but is not limited to, the following: a tasting room, barrel rooms, bottling rooms, tank rooms,

laboratories, sale of wine, processing structure, and offices. This use is not solely limited to wine. This use includes microbreweries, cideries, meaderies, or distilleries.

1. “Winery” means a commercial enterprise manufacturing wine at a single location in Wyoming.
2. ~~;~~ and a “Microbrewery” means a commercial enterprise producing not more than fifty thousand (50,000) barrels per year and no less than fifty (50) barrels per year of malt beverage.
- ~~A-3.~~ “Commercial Brewery” means a commercial enterprise producing more than fifty thousand (50,000) barrels per year and no less than fifty (50) barrels per year of malt beverage.

B. Winery Standards.

1. A Winery requires a minimum parcel size of ~~ten~~ twenty (120) acres.
2. On-site consumption is permitted as a primary or secondary use to the winery, and may occupy a maximum of twenty-five (25) percent of the gross floor area.
3. A Winery may include other secondary uses like sales of products associated with the winery, outdoor events, facility tours, or on-site consumption of free samples with on associated seating area.
- ~~4. A Winery is limited to three hundred (300) guests.~~
- ~~5.~~ 4. Outdoor events associated within a Winery’s operations are limited to Sunday through Thursday 11 a.m. to 7 p.m., and Friday through Saturday 10 a.m. to 10 p.m.

C. Microbrewery Standards.

1. A Microbrewery requires a minimum parcel size of ~~two~~ en (102) acres.
2. On-site consumption is permitted as a primary or secondary use and may occupy a maximum of fifteen (15) percent of the gross floor area.
3. A Microbrewery may include accessory uses like sales of products associated with the brewery, outdoor events, facility tours, or on-site consumption of free samples with no associated seating area.
4. A Microbrewery is limited to one hundred fifty (150) guests.
5. Outdoor events associated within a Microbrewery’s operations are limited to Sunday through Thursday 11 a.m. to 7 p.m., and Friday through Saturday 10 a.m. to 10 p.m.
6. All waste, both solid and liquid, shall be managed, treated, stored, and/or disposed of in accordance with County, State, and Federal rules, regulations, and resolutions pertaining to waste.

Commercial Brewery Standards.

7. A Commercial Brewery requires a minimum *parcel size* of ten (10) acres.
8. On-site consumption is permitted as a primary or secondary use and *may* occupy a maximum of fifteen (15) percent of the *gross floor area*.
9. A Commercial Brewery *may* include *accessory uses* like sales of products associated with the brewery, outdoor events, facility tours, or on-site consumption of free samples with no associated seating area.
10. Outdoor events associated within Commercial Brewery operations are limited to Sunday through Thursday 11 a.m. to 7 p.m., and Friday through Saturday 10 a.m. to 10 p.m.
11. All waste, both solid and liquid, *shall* be managed, treated, stored, and/or disposed of in accordance with County, State, and Federal rules, regulations, and resolutions pertaining to waste.

4.07.09 Child Care Center

- A. **Defined.** A licensed care facility which is provided for sixteen (16) or more unrelated persons, in a *building* used solely for *commercial* purposes. This definition and relevant regulations *shall* remain compliant with current and future State of Wyoming Department of Family Services definition of Child Care Center.
- B. **Licensing.** All necessary licenses must be obtained and maintained, and all Child Care Centers must comply with applicable State and Federal laws.
- C. **Capacity.** The State of Wyoming Department of Family Services shall determine facility capacity based on individual room capacity for all rooms used by children.
- D. **Parking and Loading.** A parking and/or drop-off area *shall* be designated entirely within the property and *shall* not depend upon the use of public or private *roadways*.

4.07.10 Convenience Store

- A. **Defined.** A *business* establishment designed and intended to serve the daily, frequent trade or service needs of the population immediately surrounding it. Such establishments *may* include groceries, drug stores, dairy stores, or those *businesses* which primarily sell grocery-store related products and motor fuels on a small *scale*, not including repair or service of vehicles.

4.07.11 Entertainment Facility

- A. **Defined.** A *building* or part of a *building* devoted to showing motion pictures or dramatic, musical or live performances, but does not include an adult *business* as defined in Section 4.07.01 Adult Entertainment Establishments.

4.07.12 Family Child Care Center

- A. **Defined.** A licensed care facility in which care is provided for a maximum of fifteen (15) unrelated persons in the primary residence of the provider. The maximum of fifteen (15) children allowed includes the care providers' own infant(s), toddler(s), and children ages three (3) to five (5). This definition and relevant regulations *shall* remain compliant with current and future State of Wyoming Department of Family Services definition of Family Child Care Center.

- B. **Licensing.** All necessary licenses must be obtained and maintained, and all Family Child Care Center Must comply with applicable State and Federal laws.
- C. **Owner Occupancy.** The Family Child Care Center must be conducted by the owner(s) residing on the premises whose primary residence is the Family Child Care Center.
- D. **Capacity.** Family Child Care Center are limited to a maximum capacity of fifteen (15) children.
- E. **Accessory Use Only.** The use of the dwelling unit for a Family Child Care Center must be clearly incidental and subordinate to its use for residential purposes and shall not change the residential character of the building.
- F. **Parking and Loading.** A parking and/or drop-off area shall be designated entirely within the property and shall not depend upon the use of public or private roadways.

4.07.13 Family Child Care Home

- A. **Defined.** A licensed child care facility in which care is provided for no more than ten (10) persons in the primary residence of the provider. The maximum of ten (10) children allowed includes the care providers' own infant(s), toddler(s), and children ages three (3) to five (5). This definition and relevant regulations shall remain compliant with current and future State of Wyoming Department of Family Services definition of Family Child Care Home.
- B. **Licensing.** All necessary licenses must be obtained and maintained, and all family Child Care Homes must comply with applicable State and Federal laws.
- C. **Owner Occupancy.** The Family Child Care Home must be conducted by the owner(s) residing on the premises whose primary residence is the Family Child Care Home.
- D. **Capacity.** Family Child Care Home are limited to a maximum capacity of ten (10) children.
- E. **Accessory Use Only.** The use of the dwelling unit for a Family Child Care Home must be clearly incidental and subordinate to its use for residential purposes and shall not change the residential character of the building.
- F. **Parking and Loading.** A parking and/or drop-off area shall be designated entirely within the property and shall not depend upon the use of public or private roadways.

4.07.14 Farm, Garden, Lumber, or Building Supply Store

- A. **Defined.** A commercial establishment engaged in the sale of animal feed, bedding and accessories, lumber and building materials, and farm and garden supplies (such as seed, fencing, hardware, pesticides, and fertilizer) to agricultural, horticultural, and/or construction operations.

4.07.15 Financial Institution

- A. **Defined.** A business where the primary occupation is financial services such as banking, savings and loans, loan offices, and check cashing, and currency exchange outlets. It does not include financial services that typically occur in an office or storefront (such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under [Section 4.07.22 Office](#).

4.07.16 Firearm Range, Indoor

A. ~~**Defined.** A commercial establishment that allows for the shooting of firearms within an enclosed building and that may include accessory uses and structures normally associated with this activity. Indoor Firearm ranges include commercially operated and/or are utilized by a private club or membership organization. Indoor firearm ranges do not include personal ranges that are located on private land and are not accessible to the general public, customers, or patrons.~~

~~B. **Generally.**~~

~~1. Indoor Firearm ranges must be fully enclosed within a building. Noise immediately outside the building shall measure no louder than seventy (70) decibels.~~

~~2. Minimum lot size of one (1) acre.~~

~~C. **Site Design.** At a minimum, there shall be one parking space per firing position which meets the dimensional requirements of Section 3.08 Parking and Loading.~~

4.07.17 Firearm Range, Outdoor

A. ~~**Defined.** A commercial establishment that allows for the shooting of firearms outdoors and that may include accessory uses and structures normally associated with this activity. Outdoor Firearm Ranges may be operated by a commercial enterprise or by a private club or membership organization. Outdoor Firearm Ranges do not include personal ranges that are located on private land and are not accessible to the general public, customers, or patrons.~~

~~B. **General Use Standards.**~~

~~1. Outdoor Firearm Ranges require a conditional use permit.~~

~~2. Upon submittal for an outdoor firearm range, the applicant shall submit the design criteria and reference document for review and approval by staff.~~

~~3. Minimum lot size of five (5) acres.~~

~~C. **Location.** Firearm ranges must be located:~~

~~1. One quarter ($\frac{1}{4}$) of a mile from any Institutional/Civic/Public use.~~

~~2. One thousand (1,000) feet from any existing residential use.~~

~~3. Five hundred (500) feet from any other Commercial/Office use.~~

~~D. **Site Design.**~~

~~1. The range shall be designed in accordance with the submitted reference document and design criteria.~~

~~2. Regular hours of operation shall be limited 6 a.m. to 10 p.m.~~

~~3. At a minimum, there shall be one parking space per firing position which meets the dimensional requirements of the zoning district.~~

~~4. No tracer rounds or pyrotechnic devices are allowed due to fire risk.~~

4.07.18~~6~~ Golf Course

- A. **Defined.** A tract of land laid out with a course having nine or more holes for playing golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.

4.07.17~~9~~ Heavy Equipment Sales, Service, and Rental

- A. **Defined.** The sales and maintenance of heavy machinery. This includes establishments primarily engaged in sales, renting, or servicing machinery and equipment for use in business, agricultural, or industrial operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility. "Heavy machinery" includes office equipment, machinery tools, construction equipment, farm implements, excavation equipment, or transportation equipment.

4.07.18~~20~~ Liquor store

- A. **Defined.** An establishment or place of business primarily engaged in the sale for off-premise consumption of alcoholic liquors, including beer, wine, and distilled spirits. Other items like dry goods and food products may be sold.
- B. **Location.** Liquor Stores must be located:
 - 1. Five hundred (500) feet from any religious land use or school.
 - 2. Three hundred (300) feet from any Day Care Home or Day Care Center.

4.07.19~~21~~ Office

- A. **Defined.** An establishment engaged in professional, semi-professional, business, government, philanthropic institutions, or client-oriented services. Offices do not include retail or wholesale activities which require the receiving, stocking, storing, displaying, manufacturing, selling, or renting of merchandise or equipment, except where specifically permitted as an accessory use. Offices include the administrative, clerical, or public contact offices of a government agency. All services are rendered within the principal building, and no outside areas are used to perform services. Examples of offices include law firms, publishers, business services, sales, marketing, interior decorators, employment agencies, security systems services, and studios for professional work or teaching.

4.07.20~~2~~ Personal Services

- A. **Defined.** Establishments primarily engaged in providing services, including the care of persons or their apparel. This includes cleaning and garment services, repair services (not otherwise listed), linen supply, diaper service, coin-operated laundries, carpet and upholstery cleaning, photographic studios, beauty shops, barber shops, shoe repair, steam baths, reducing salons and health clubs, travel agents, clothing rental, locker rental, porter services, opticians, and tailors.

4.07.21~~3~~ Recreation Entertainment, Indoor

- A. **Defined.** A place where recreation activities occur completely within an enclosed structure, including but not limited to bowling alleys, cart tracts, gyms, vehicle racing or amusement, miniature golf, jump centers, skating rinks, pool halls, dance halls, game arcades, video and pinball parlors, and similar uses.

4.07.22~~4~~ Recreation Entertainment, Outdoor

- A. **Defined.** A place where recreation activities (including miniature golf, batting cages, water slides, skateboard parks, driving ranges and go-cart tracks) occur outdoors.

4.07.23~~5~~ Restaurant or Café

- A. **Defined.** Any establishment in which the principal business is the sale of food and beverages to customers in a ready-to-consume state; where fermented malt beverages and/or malt, special malt or vinous and spirituous liquors may be produced on the premises as an accessory use; and where the design or principal method of operation includes one (1) or both of the following characteristics:

1. Customers are served their food and/or beverages by a restaurant employee at the same table or counter at which the items are consumed; or
2. Customers are served their food and/or beverages by means of a cafeteria-type operation where the food or beverages are consumed within the restaurant building.

~~B. **General Use Standards.** Restaurant or Café uses may include drive-thru facilities to distribute food to customers in vehicles relative to building square footage.~~

~~C. **Square Footage Requirements.**~~

- ~~1. Drive-through facilities are allowed for Restaurants or Cafés with less than five thousand (5,000) square feet.~~
- ~~2. Drive-through facilities are prohibited for Restaurants or Cafés greater than five thousand (5,000) square feet.~~

4.07.24~~6~~ Retail Store

- A. **Defined.** The use of a site that offers merchandise to the public for monetary compensation. The use includes, but is not limited to, food stores; apparel and accessories stores; book, computer, and music stores; electronics and appliances; florists; furniture and home furnishings; general merchandise stores; health and personal care stores; hobby, office supplies, stationary and gift stores; specialty stores, sporting goods; and used merchandise stores.

4.07.25~~7~~ Service Station

- A. **Defined.** Any building, land area, premises or portion thereof, where gasoline or other petroleum products or fuels are sold and light maintenance activities, such as engine tune-ups, lubrication, minor repairs and carburetor cleaning, may be conducted. A service station shall not include premises where heavy automobile maintenance activities, such as engine overhaul, automobile painting and body fender work, are conducted.

B. **General Use Standards.** Any portion of a Service Station used for the movement or storage of vehicles shall be surfaced to control dust and provide adequate drainage.

~~B.~~

C. **Driveways.**

1. Driveways shall not exceed thirty (30) feet in width nor be spaced closer than thirty (30) feet apart measured at the property line.

2. No more than two (2) access drives to any street are allowed.

D. Spacing.

1. Any pump island or other structure shall not be less than twenty (20) feet from adjacent property lines or street and highway right-of-way lines, and
2. Overhead canopies or weather protection structures shall not be less than ten (10) feet from any right-of-way line or property line.

E. **Location.** Service Stations shall not be located within one hundred (100) feet of any residential or group living/lodging use.

F. **Enclosed trash.** A separate enclosure shall store all trash and waste materials.

G. **Parking.** Motor vehicles, trailers or recreational vehicles shall be parked so that adequate visibility can be maintained.

4.07.26 Shooting Range, Indoor (formerly Firearm Range, Indoor)

A. **Defined.** A commercial establishment that allows for the firing, shooting or any other discharge of weapons, except those uses or activities specifically excluded below, within an enclosed building. This may include accessory uses and structures normally associated with this activity. Indoor Firearm Shooting Ranges may be operated by a commercial enterprise or by a private club or membership organization.

1. Exceptions to this definition are governmental uses, performing military operations for the government, agricultural uses, the discharge of firearms for purposes of athletic events, theater or other performing arts, any special events granted prior approval by the County for the discharge of firearms. Indoor firearm shooting ranges do not include personal ranges that are located on private land and are not accessible to the general public, customers, or patrons.

B. Generally.

1. Indoor Shooting ranges must be fully enclosed within a building. Noise immediately outside the building shall measure no louder than eighty (80) decibels.
2. Minimum lot size of one (1) acre.

4.07.27 Shooting Range, Outdoor (formerly Firearm Range, Outdoor)

A. **Defined.** A *commercial* establishment that allows for the firing, shooting or any other discharge of firearms, except those uses or activities specifically excluded below. This *may* include *accessory uses* and structures normally associated with this activity. Outdoor Shooting Ranges *may* be operated by a *commercial* enterprise or by a private club or membership organization.

1. Exceptions to this definition are governmental uses, performing military operations for the government, discharging firearms while legally hunting, agricultural uses, the discharge of firearms for purposes of athletic events, theater or other performing arts, any special events granted prior approval by the County for the discharge of firearms, the legal discharge of explosives for approved construction and mining projects, and licensed, legally used fireworks displays. Outdoor Shooting Ranges do not include personal ranges that are located on private land and are not accessible to the general public, customers, or patrons.

B. **General Use Standards.**

1. Outdoor Shooting Ranges require a conditional use permit.
2. Upon submittal for an Outdoor Shooting Range, the applicant shall submit the design criteria and reference document for review and approval by staff.
3. *Minimum lot size of five (5) acres.*

C. **Location.** Shooting ranges must be located:

1. One quarter (1/4) mile on downrange side, five hundred (500) feet on side and front of range- from any Institutional/Civic/Public use.
2. One thousand (1,000) feet from any existing residential use.
3. Five hundred (500) feet from any other *Commercial/Office* use.

D. **Site Design.**

1. The range *shall* be designed in accordance with the submitted reference document and design criteria.
2. No tracer rounds or pyrotechnic devices are allowed due to fire risk unless permitted or authorized by Natrona County Fire Department.

4.07.28 Veterinary Facilities, Large animals

A. **Defined.** Any facility which is maintained by or for the use of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases.

4.07.29 Veterinary Facilities, Small animals

A. **Defined.** Any facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases wherein the *animals* are limited to dogs, cats or other comparable household pets and wherein the overnight care of said *animals* is prohibited, except when necessary, in the medical treatment of the animal.

4.08 Industrial / Natural Resources / Warehouse Uses

4.08.01 Contractor and Contractor Storage

- A. **Defined.** The offices and/or storage facilities for a specialized trade related to construction, electric, glass, painting and decorating, welding, water well drilling, sign making, or similar items. Includes storage yards (for equipment, materials [including sand, road-building aggregate or lumber], supplies and/or vehicles owned or rented by the establishment), roofing and sheet metal, fabrication of cabinetry and related millwork and carpentry, elevator maintenance and service, and venetian blind and metal awning fabrication and cleaning. Incidental sales of materials are included within this definition.

4.08.02 Extractive Industries

- A. **Defined.** The commercial excavation, mining dredging or stripping of land, minerals, or earth, including quarrying, borrow pits, mining extraction, or the extraction of sedimentary rock. This includes commercial extraction or extraction for resale requiring a WDEQ permit.
1. **Quarrying.** Commercial or industrial stone quarries or operations involving removal from a site of natural accumulations of sand, rock, soil or gravel.
 2. **Stone quarrying.** A type of quarry which includes appurtenant structures such as crushers, screeners, and washers. Accessory uses include:
 - a. Crushing, treating, washing, and/or processing of materials, accessory to a quarry operation, when conducted on the same property;
 - b. Manufacturing of concrete block, cinder block or pre-formed concrete products, accessory to an approved quarry use; and
 - c. Retail sales of crushed stone or architectural stone products, accessory to an approved quarry use. Accessory uses do not include any other industrial use, such as a concrete batching plant or asphalt mixing plant.
- B. **Applicability.** Private non-commercial sand, gravel and aggregate extraction of limited (six (6) months or less) duration are exempt from these regulations.
- C. **Mitigation Required.** Where aggregate extraction activities impact residential areas, mitigation of nuisances associated with the use is required except in the RAM district unless required by Federal or State regulations. Mitigation which might be required may include:
1. Screening by establishing Type B buffers (see Section 3.04 Buffering and Screening) along all lot lines bordering the public right-of-way and adjacent properties;
 2. Traffic control, maintenance of public roads, and projected traffic impacts;
 3. Sediment and erosion control; and
 4. Limited hours of operation.
- D. **Coordination with State and Federal Agencies.** The County's aggregate extraction process shall coordinate with state, federal, and other permitting agencies. The County will solicit and consider information gathered or documentation generated by other permitting agencies in its deliberations. Applicants are required to obtain any permits or licenses in accordance with WYDEQ Rules and Regulations.

- E. **Mineral Development Plan.** Operators of proposed mineral developments *shall* file a Mineral Development Plan with the County Planning Department, showing the following:
1. Name and address of ownership and/or operator.
 2. Legal description of site/site plan.
 3. General activities and uses proposed.
 4. Approximate size of each use.
 5. Designation of buffer space for adjacent uses and open space.
 6. Provisions for water, wastewater, solid waste disposal, and septic systems.
 7. Access to site, including easements, use of state or county roads, and addressing maintenance concerns.
 8. Anticipated impact on county services and roads.
 9. Location of domestic water wells, if any, within a half (1/2) mile radius of the proposed development.
 10. Operators of existing mineral development are encouraged to submit plans for existing development. The county will use this information to zone surrounding activities for compatible uses.

4.08.03 Heavy Load Electric Users

- A. **Defined.** Consumptive users of high electrical loads where the purpose of the computing operations is to solve algorithms where the operating square footage as determined by the utility is in excess of two hundred fifty (250) kWh per sf per year for all equipment necessary to operate and cool such activities including but not limited to cryptocurrency mining, data mining, and data storage.
- B. **Verification of Electronic Waste Disposal.** Verification that all electronic waste generated will be handled by a WYDEQ-licensed electronic waste recycling firm is required prior to application of a Conditional Use Permit.
- C. **Building Department Verification.** Prior to approving the Conditional Use Permit, the applicant shall provide written verification from the Natrona County Building Department stating the following:
1. Capacity is available on the applicable supply lines and substation to serve the use and the other needs of the area.
 2. Utility supply equipment and related electrical infrastructure is sized safely accommodate the proposed use.
 3. The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises.
 4. Water supply infrastructure is sized to safely accommodate the proposed use.
- D. **Noise and Dust Abatement.** All heavy load electric users, including all ancillary equipment/operations for purposes such as cooling, shall be designed, constructed, operated,

and maintained so as not to cause the dissemination of dust, smoke, glare, heat, vibration, or noise in excess of seventy (70) decibels beyond the property line or affect adjacent buildings in a manner that becomes a nuisance as defined in this Resolution. Violation of these established noise levels will result in revocation of the Conditional Use Permit and any other applicable penalties.

- E. **Affidavit Required.** The applicant shall provide to the County within thirty (30) days of commencing operations an affidavit that includes the following information:
1. Name and qualifications of the person who measured the decibel levels.
 2. Equipment used.
 3. Location of the noise measurements depicted on a scaled site plan. The points of measurement shall be at all property lines and generally at the points on those property lines most susceptible to noise from the applicable equipment.
 4. Decibel levels measured at each property line during usual operation.
 5. A description of the operating conditions of the applicable equipment when the measurements were taken.
 6. Time and duration of measurements.
 7. A statement attesting to the accuracy of the information provided and a guarantee that the project proponent will not run their equipment at a more intense or noisier state than when they made the measurements.
- F. **Rights Reserved.** The County reserves the right to require independent verification of noise measurements and/or to request additional measurements at different points on the property.

4.08.04 Industrial and Manufacturing, Heavy

- A. **Defined.** Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes asphalt mixing plants, concrete mixing plants, smelting, animal slaughtering, oil refining, and magazine contained explosives facilities.
- B. Any portion of an Industrial and Manufacturing, Heavy use shall ~~be surfaced to~~ control dust and provide drainage away from structures.
- C. An Industrial and Manufacturing, Heavy use must be located one thousand (1,000) feet from any residential use.

4.08.05 Industrial and Manufacturing, Light

- A. **Defined.** Manufacturing of products, from extracted, raw, recycled, or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. It also includes incidental finishing and storage. Goods or products manufactured or processed on-site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Industrial and Manufacturing, Heavy.

Examples of general manufacturing include the manufacture or production of the following goods or products: apparel (including clothing, shoes, dressmaking); boats and transportation equipment; brooms; caskets; communication or computation equipment; dairy products; die-cut paperboard and cardboard; drugs, medicines, pharmaceutical; electrical equipment or machinery; farm machinery; fasteners and buttons; feed and grain; food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage); fruit and vegetable processing, canning and storage; gaskets; glass products made of purchased glass; household appliances; industrial controls; leather and allied products; lithographic and printing processes (including printing plants as defined below); mattresses; medical equipment and supplies; medicines; mill work and similar woodwork; manufactured homes; musical instruments; novelties; office supplies; optical goods; photographic equipment; prefabricated and modular housing and components; printing and print supplies (including printing plants); 3-D printing, radio and TV receiving sets; sanitary paper products; scientific and precision instruments; service industry machines; signs; textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery); tobacco products; toys, sporting and athletic goods; and watches and clocks. A "printing plant" means a facility devoted to printing or bookbinding, including related large-scale storage and transshipment.

4.08.06 Manufacturing and Storage of Explosives

- A. **Defined.** a place where explosive materials are stored, consisting of one or more approved magazines, conforming to the requirements of 27 CFR, Part 555, Subpart K.
- B. **General Use Standards.** Any use requiring the storage, utilization or manufacturing of products which could experience detonation shall be located not less than four hundred (400) feet from any residence. This section shall not apply to the storage or usage of liquefied petroleum or natural gas for normal residential or business purposes.

4.08.07 Mini-warehouse

- A. **Defined.** a warehouse composed of individual compartments for lease or sale to individuals for storage purposes.

4.08.08 Manufactured Home Storage and Sales

- A. **Defined.** The storage of unoccupied manufactured homes or manufactured housing for repair, sale or personal use. Manufactured homes in storage shall not be connected to sewer or water but may be connected to power or gas for purposes of weatherization.

4.08.09 Pipe Yards / Drill Rig Assembly

- A. **Defined.** Land used for the purpose of outside storage of oil field pipe, casing, drill collars and other materials used for oil field drilling. This includes the cleaning, threading, welding, reconditioning, coating or assembly of pipe and tubular products. Drill rig assembly means the dismantling or assembly of a drilling rig for maintenance or original construction. This use also includes pipeline terminals and pump stations associated with oil drilling.

4.08.10 Research and Development

- A. **Defined.** A facility (such as a laboratory) for general research, scientific research, development and/or training where assembly, integration, and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development, and training.

4.08.11 Storage of Flammable or Combustible Liquids

- A. **Defined.** The storage of flammable or combustible liquid, in an approved underground or outside above ground storage tank(s) as defined by the Uniform Fire Code, and not for sale to the public. This definition does not regulate the storage of heating oil which is used on-site for residential heating.
- B. **General Use Standards.** There are three (3) storage capacity ranges for flammable or combustible liquids. The following use standards do not apply to the RAM and UA zoning districts, although the storage of flammable or combustible liquids in these agricultural zoning districts shall meet all applicable requirements of the local fire district.
- C. **Storage of Flammable or Combustible Liquids less than five hundred (500) gallons.**
1. Storage of Flammable or Combustible Liquids less than five hundred (500) gallons is only allowed in districts MR-1, MR-2, RR-1, RR-2, C, LI, and HI.
 2. Storage of Flammable or Combustible Liquids less than five hundred (500) gallons must be located one hundred (100) feet from any residential use.
- D. **Storage of Flammable or Combustible Liquids less than twelve thousand (12,000) gallons.**
1. Storage of Flammable or Combustible Liquids less than twelve thousand (12,000) gallons is only allowed in districts C, LI, HI, and RAM.
 2. Storage of Flammable or Combustible Liquids less than twelve thousand (12,000) gallons must be located five hundred (500) feet from any residential use.
- E. **Storage of Flammable or Combustible Liquids more than twelve thousand (12,000) gallons.**
1. Storage of Flammable or Combustible Liquids more than twelve thousand (12,000) gallons is only allowed in districts LI and HI by a Conditional Use Permit.
 2. Storage of Flammable or Combustible Liquids more than twelve thousand (12,000) gallons must be located one thousand (1,000) feet from any residential use.

4.08.12 Underground Oil or Gas Storage Facilities

- A. **Defined.** An area of land, building, or structure dedicated to storing oil and gas products.

4.08.7.13 Unregistered/~~Inoperable Car~~Inoperable Vehicle Storage (formerly collector car storage)

A. **Defined.** A land use that provides for an area for noncommercial dismantling and storage of Unregistered/~~Inoperable Car~~Inoperable Vehicles.

B. **Maximum Accumulation.**

1. *Accumulation without screening.* Accumulations of up to ~~six~~four (64) Unregistered/~~Inoperable Car~~Inoperable Vehicles are allowed without screening on properties in RAM, UA, LI (non-residential uses), and HI zoning ~~districts~~ districts. Accumulations of one (1) Unregistered/~~Inoperable Car~~Inoperable Vehicle is allowed without screening ~~per 10 (ten) acres~~ on properties in all other zoning districts including LI (residential).
2. All accumulations in excess of the allowances in ~~4.07.10-B~~ 4.08.130 B 1 require a screening plan approved by the Applicable Director. Applicants must demonstrate that an approved screening plan will be implemented on the property and that screening of Unregistered/~~Inoperable Car~~Inoperable Vehicle Storage from public roadways within one quarter (¼) of a mile of the subject property and adjacent properties will be achieved. A landscape buffer Type A is required to screen Unregistered/~~Inoperable Car~~Inoperable Vehicle Storage from applicable public roadways and all adjacent properties according to the requirements of Section 3.04 Buffering and Screening.
3. For all accumulations, applicants must demonstrate that there is sufficient acreage on the property accommodate the proposed accumulation of Unregistered/~~Inoperable Car~~Inoperable Vehicles including parking for each car, spacing between individual cars and rows of cars, and the required setbacks and screening.

C. **Storage Standards.** The following additional requirements apply to Unregistered/~~Inoperable Car~~Inoperable Vehicle Storage:

1. No zoning violations may appear on the subject property. ~~Natrona County may, upon prior notice to landowners and in the presence of the landowners, with expressed and described cause that is communicated with the landowners and not more frequently than twice annually, enter the public areas the landowner's premises during business hours to ensure compliance with these Unregistered/~~Inoperable Car~~sStorage requirements.~~
2. Unregistered/~~Inoperable Car~~Inoperable Vehicle accumulations shall be arranged in even rows, with at least three (3) feet of space between cars to permit mowing of weeds. The alignment of rows must allow space for a road not less than twenty (20) feet wide between rows in order to make access by emergency vehicles possible.
3. All Unregistered/~~Inoperable Car~~Inoperable Vehicles without tires or wheels shall be mounted on blocks, at least six (6) inches above ground, to minimize deterioration and vermin infestation.
4. Weed control and vermin control in Unregistered/~~Inoperable Car~~Inoperable Vehicle accumulation area shall be maintained by landowners.
5. Screening shall be maintained by the property owner.

D. **Exemptions.** The following vehicles are exempt from the provisions of this section:

1. Vehicles and equipment relevant to the operation of farms and ranches on agricultural land.
- ~~5-2.~~ 2. Antique or historic motor vehicles as defined by W.S. §31-1-101(a) (xv) (A).

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4.08.14 Wholesale Distribution, Warehousing, and Storage

- A. **Defined.** The storage of goods, and the sale of goods to other firms for resale, including activities involving storage and movement of products or equipment. This use does not involve manufacturing or production.

Examples include:

1. Carting;
 2. Cold storage;
 3. Distribution facilities (as defined below);
 4. Dry goods wholesale;
 5. Express crating;
 6. Hauling;
 7. Feed locker plants;
 8. Fulfillment centers that combine storage with call centers;
 9. Hardware storage;
 10. Merchant wholesalers (such as restaurant supply sales);
 11. Warehouse or produce/fruit/food storage and wholesale structures;
 12. Wholesale sale of paper supplies, shoes, sporting goods, professional and commercial equipment and supplies; and
 13. Otherwise preparing goods for transportation.
- B. **Distribution facility.** The intake of goods and merchandise, individually or in bulk, the short-term holding or storage of such goods or merchandise, and/or the breaking up into lots or parcels and subsequent shipment off -site of such goods and merchandise. Distribution may be provided to an entity with an identity of interest with the distribution facility or to businesses and individuals unrelated to the distributor. The term "Distribution Facility" also includes a transshipment facility for the temporary holding, storage and shipment of goods or vehicles.

4.09 Recreational Uses

4.09.01 Campgrounds, Commercial Large-Scale

- A. **Defined.** A parcel of land where spaces are rented or used for occupancy by five (5) or more tents, recreational vehicles, or cabin sites for nightly or short-term rental.
- B. **Applicability.** This section applies to any commercial large-scale campground, as defined in this Section.
- C. **Minimum lot size.** Minimum lot size shall be five (5) acres.
- D. **Maximum lot coverage.** Maximum lot coverage for a campground shall not exceed eighty (80%) percent of the parcel.
- E. **Pad sites.** Campsites shall include a level pad site at a minimum size of one hundred fifty (150) square feet, and a vehicular parking space at a minimum size of two hundred (200) square feet, and may include a fire pit or grill, and picnic table.
- F. **Screening.** Campgrounds adjacent to residential uses shall be screened with a Type A buffer per [Section 3.04](#) to mitigate noise and sight.
- G. **Recreational Vehicle sites.** Recreational Vehicle sites shall include a level pad site at a minimum size of one thousand three hundred fifty (1,350) square feet to accommodate Recreational Vehicle and vehicular parking with an adjacent utility pad for water, and electric hookups to meet State and local requirements. A fire pit or grill, and picnic table may be provided for each site.
- H. **Setbacks.** Setback for campsites is one hundred (100) feet from any property line.
- I. **Parking.** Parking is limited to a maximum of two (2) parking spaces per site.
- J. **Toilets.** Septic system(s) shall be provided and shall be approved and permitted by the Casper-Natrona County Health Department. Service buildings shall not be located more than three hundred (300) feet from any dependent site.
- K. **Trash.** Trash receptacles and dumpsters may be provided. If provided, trash receptacles shall be bear-proof covered and enclosed to prevent pests and secure receptacles. If trash receptacles are provided, they shall not be located more than three hundred (300) feet from any dependent site. If trash receptacles are not provided, notice to users that they must pack out their trash must be provided. Trash receptacles and dumpsters may be provided. If provided, trash receptacles shall be bear-proof. If trash receptacles are provided, they shall not be located more than three hundred (300) feet from any dependent site. If trash receptacles are not provided, notice to users that they must pack out their trash must be provided.
- L. **Interior roads.** Interior roads must meet standards for fire access roads for Natrona County.
- ~~M. **Occupancy.** Stays are limited to thirty (30) consecutive days or less.~~

4.09.02 Campgrounds, Commercial Small-Scale

- A. **Defined.** A parcel of land where spaces are rented or used for occupancy by up to four (4) tents, recreational vehicles, or cabin sites for nightly or short-term rental. This does not include campgrounds consisting of less than two (2) campsites for personal use by the property owner or their family for nightly use.

- B. **Applicability.** This section applies to commercial small-scale campgrounds as defined in this Section.
- C. **Minimum lot size.** Minimum lot size shall be two (2) acres.
- D. **Maximum lot coverage.** Maximum lot coverage for a campground shall not exceed eighty (80%) percent of the parcel.
- E. **Pad sites.** Campsites shall include a level pad site at a minimum size of one hundred fifty (150) square feet, and a vehicular parking space at a minimum size of two hundred (200) square feet, and may include a fire pit or grill, and picnic table.
- F. **Screening.** Campgrounds adjacent to residential uses shall be screened with a Type A buffer per [Section 3.04](#) to mitigate noise and sight.
- G. **Recreational Vehicle sites.** Recreational Vehicle sites shall include a level pad site at a minimum size of one thousand three hundred fifty (1,350) square feet to accommodate Recreational Vehicle and vehicular parking with an adjacent utility pad for water, and electric hookups to meet State and local requirements. A fire pit or grill, and picnic table may be provided for each site.
- H. **Setbacks.** Setback for campsites is fifty (50) feet from any property line.
- I. **Parking.** Parking is limited to a maximum of two (2) parking spaces per site.
- J. **Toilets.** Septic system(s) shall be provided and shall be approved and permitted by the Casper-Natrona County Health Department. Service buildings shall not be located more than three hundred (300) feet from any dependent site.
- K. **Trash receptacles.** Trash receptacles and dumpsters may be provided. If provided, trash receptacles shall be bear-proof covered and enclosed to prevent pests and secure receptacles. If trash receptacles are provided, they shall not be located more than three hundred (300) feet from any dependent site. If trash receptacles are not provided, notice to users that they must pack out their trash must be provided. Trash receptacles and dumpsters may be provided. If provided, trash receptacles shall be bear-proof. If trash receptacles are provided, they shall not be located more than three hundred (300) feet from any dependent site. If trash receptacles are not provided, notice to users that they must pack out their trash must be provided.
- L. **Interior roads.** Interior roads must meet standards for fire access roads for Natrona County.
- M. **Occupancy limits.** Stays are limited to ~~fourteen~~ thirty (1430) consecutive days or less.

4.09.03 Campgrounds, Private

- A. **Defined.** A parcel of land where spaces are used for occupancy by up to four (4) tents, recreational vehicles, or cabin sites for nightly or short-term rental. This does not include campgrounds consisting of less than two (2) campsites for personal use by the property owner or their family for nightly use.
- B. **Applicability.** This section applies to private campgrounds as defined in this Section.
- C. **Minimum lot size.** Minimum lot size shall be two (2) acres.

- D. **Maximum lot coverage.** Maximum lot coverage for a campground *shall* not exceed eighty (80%) percent of the parcel.
- E. **Pad sites.** Campsites *shall* include a level pad site at a minimum size of one hundred fifty (150) square feet, and a vehicular *parking space* at a minimum size of two hundred (200) square feet, and *may* include a fire pit or grill, and picnic table.
- F. **Screening.** Campgrounds adjacent to residential uses *shall* be screened with a Type A *buffer* per Section 3.04 to mitigate noise and sight.
- G. **Recreational Vehicle sites.** *Recreational Vehicle* sites shall include a level pad site at a minimum size of one thousand three hundred fifty (1,350) square feet to accommodate *Recreational Vehicle* and vehicular parking with an adjacent utility pad for water, and electric hookups to meet State and local requirements. A fire pit or grill, and picnic table may be provided for each site.
- H. **Setbacks.** *Setback* for campsites is fifty (50) feet from any *property line*.
- I. **Parking.** Parking is limited to a maximum of two (2) *parking spaces* per site.
- J. **Toilets.** Septic system(s) *shall* be provided and *shall* be approved and permitted by the Casper-Natrona County Health Department. Service buildings *shall* not be located more than three hundred (300) feet from any *dependent site*.
- K. **Trash receptacles.** Trash receptacles and dumpsters *may* be provided. If provided, trash receptacles *shall* be covered and enclosed to prevent pests and secure receptacles. If trash receptacles are provided, they *shall* not be located more than three hundred (300) feet from any *dependent site*. If trash receptacles are not provided, notice to users that they must pack out their trash must be provided ~~Trash receptacles and dumpsters may be provided. If provided, trash receptacles shall be bear-proof. If trash receptacles are provided, they shall not be located more than three hundred (300) feet from any dependent site. If trash receptacles are not provided, notice to users that they must pack out their trash must be provided.~~
- L. **Interior roads.** Interior roads must meet standards for fire access roads for Natrona County.
- M. **Occupancy limits.** Stays are limited to ~~fourteen (14)~~ thirty (30) consecutive days or less.

4.10 Infrastructure Uses

4.10.01 Airport

- A. **Defined.** Any area of land or water which is used or intended for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way. This includes all necessary runways, taxiways, aircraft storage and tie-down areas, hangers, public terminal buildings and parking, helicopter pads, support activities such as airport operations and air traffic control, and other necessary buildings and open spaces. Includes dusting services. For purposes of this definition, "aircraft" means a device that is used or intended to be used for flight in the air, such as an airplane or helicopter.

4.10.02 Communication Studio

- A. **Defined.** Broadcasting and other communication services accomplished through wired or wireless electronic mechanisms (except for separately listed uses below). Examples include radio and television recording studios; radio, radar and/or television Towers (defined as structures for the transmission of broadcasting of radio, TV, or radar signals); switching centers; and cable transmitting stations.

4.10.03 Freight/Truck Terminal

- A. **Defined.** A terminating point where goods are transferred from a truck or railcar to a storage area or to other trucks and railcars or picked up by other forms of transportation.

4.10.04 Ground Passenger Transportation

- A. **Defined.** Establishments that provide passenger transportation by bus, charter bus, automobile, limousine, van, or shuttle. Some services (such as taxi) are not operated over regular routes and on regular schedules. Examples include charter bus, special needs transportation, taxicab owner/operators, taxicab fleet operators, or taxicab organizations. This use includes fleet services that store, maintain, repair, fuel, and service two or more vehicles owned by a single commercial or public entity. This use does not include publicly operated bus or transit systems.

4.10.05 Meteorological Tower

- A. **Defined.** A Meteorological Tower or "MET Tower" is a structure associated with the development or study of wind powered electric generation, as stated in W.S. § 10-4-305.
- B. **Access.**
 - 1. applicants shall provide a sworn affidavit evidencing acquisition of rights-of-way or other access agreements providing rights of ingress and egress across any private, state or federal lands between a MET Tower Site and public roads. For BLM or State right-of-way grants, applicant(s) may furnish a copy of the signed BLM or State Right-of-Way Grant application together with evidence that applicable fees have been tendered to the BLM or State.
 - 2. The Owner(s) or Operator(s) shall grant to the County access to the MET Tower Site at reasonable times and upon request to inspect and, if necessary, to perform decommissioning of a MET Tower and reclamation of disturbed land.
- C. **Design Criteria.**
 - 1. Design, construction, operation, maintenance, and decommissioning of all MET Tower and infrastructure shall comply with all applicable industry standards, including

applicable American National Standards Institute and the National Electrical Commission standards.

2. A Professional Engineer shall certify that the design of the foundation and MET Tower is within accepted professional standards prior to construction.
3. A MET Tower shall be painted in accordance with applicable FAA requirements. All MET Towers shall comply with the provisions of W.S. § 10-4-305 (Marking obstructions).
4. No sign shall be installed on a MET Tower except for signs related to safety, warning, emergency contact, and manufacturer's name or logo. The BoCC, upon notice and hearing and for good cause shown, may approve other signs on a MET Tower if needed to protect public health and safety.
5. Red navigation marker balls or other acceptable marker devices such as flags or reflectors shall be installed and maintained on guy wires supporting MET Towers.

D. Aviation and Emergency Services Notification.

1. The applicant shall submit to the Department proof of delivery of copies of the proposed MET Tower site plan to providers of emergency services in the County.
2. The applicant shall submit to the Department proof of delivery of the proposed MET Tower site plan to public and commercial aviation service providers in the County.

E. Noxious and Invasive Weeds. The owner shall control all noxious and invasive weeds and plant species within the disturbed surface land of the MET Tower Site until decommissioning is complete and the County releases any financial assurance for the MET Tower.

F. Decommissioning and Removal.

1. This subsection applies to removal of a MET Tower and commencement of reclamation of disturbed land For MET Tower and MET Tower Sites not owned or operated by a Public Utility subject to decommissioning requirements of the Wyoming Public Service Commission.
 - a. The applicant(s) shall give written notice to the County Planning Department thirty (30) days before removing the MET Tower.
 - b. The Operator(s) shall give the County Planning Department written notice within ten (10) days after operations cease.
 - c. For the removal of structures, infrastructure, and debris, including any infrastructure or equipment installed up to two (2) feet below the ground surface.
 - d. The BoCC, upon notice and hearing and for good cause shown, may extend any applicable deadline for removal of a MET Tower.
2. For reclamation of private disturbed surface lands, including recontouring and revegetation, the surface owner shall determine the reclamation requirements.

G. Setbacks. MET Tower(s) shall be setback at least 1.10 times the applicable MET Tower Height from:

1. The boundary of a MET Tower Site (the BoCC, upon notice and hearing and for good cause shown, may approve a different setback);
2. Any other Primary Structure(s) within the MET Tower Site;
3. Right-of-way boundaries of third party transmission lines;
4. Communication Towers; and
5. Roads.

H. Financial Assurance and Insurance.

1. MET Tower and MET Tower Sites which are not owned or operated by a Public Utility subject to decommissioning requirements of the PSC:
 - a. The Owner(s), and its heirs, successors or assigns shall provide Financial Assurance in the form of a surety bond one hundred thousand dollars (\$100,000.00) per MET Tower and under any terms the BoCC deems acceptable, to cover the costs of decommissioning and removal of a MET Tower, reclamation of disturbed land, and repair of public roads.
 - b. The bond shall remain in full force and effect until the WECS Project or MET Tower is fully decommissioned and all disturbed land is reclaimed or the BoCC releases the bond, whichever occurs first.
 - c. The BoCC, upon notice and hearing and for good cause shown, may accept other forms of financial assurance in lieu of a surety bond.
 - d. The applicant shall provide maintenance of general liability insurance coverage for all activities associated with a MET Tower and for a MET Tower Site of at least one million dollars (\$1,000,000.00) per occurrence and with terms and conditions acceptable to the BoCC and evidenced by a certificate of insurance.

I. **Notice of Commencement of Operations.** The applicant(s), Owner(s) or Operator(s) shall give written notice to the County Planning Department when construction is completed and operations commence.

J. **Notice.** Before submitting an application for a MET Tower conditional use permit or a permit for a Wind Energy Facility, the applicant shall provide notice to record owners and claimants of mineral rights located on or under the land where the proposed facility will be constructed.

1. The notice shall consist of a statement of the applicant's intention to construct the project, features of the project, a legal description of the boundaries of the project, locations where the application may be examined, and persons to contact for additional information.
2. The notice shall be mailed by first class mail to all record owners of mineral rights whose identity and current addresses are readily obtainable from publicly available documents.
3. The notice shall be published twice in a newspaper of general circulation in Natrona County.

4. The notice and details of steps taken to notify the record owners of mineral rights shall be entered into the record either within the application or as separate exhibit filed with the BoCC and parties.

K. MET Tower Removals, Relocations and MET Tower Site Expansion.

1. applicant(s) shall provide the Department with thirty (30) days prior written notice of removal of a MET Tower from the MET Tower Site. To relocate a MET Tower(s) within the MET Tower Site, the applicant(s) shall promptly furnish written notice (including GPS coordinates) for the new MET Tower location to the County Planning Department and shall obtain an approved Building Permit prior to MET Tower relocation.
2. Notice of planned expansion of a MET Tower Site shall be submitted to the County Planning Department in writing. MET Tower Site expansion(s) require a completed and approved Conditional Use Permit application before any expansion is undertaken.

4.10.06 Parking Structure

- A. **Defined.** A structure available to the public for parking of motor vehicles on an hourly, daily or monthly basis, excluding abandoned or wrecked vehicles.

4.10.07 Railroad Facilities

- A. **Defined.** An area dedicated to railways or where the process of putting railcars in a specific order (as in a classification yard), placing railcars for loading or retrieving empties (industrial switching), or the process of adding or removing railcars from a train at an intermediate point. This includes the movement of cars from one point to another within the limits of an individual plant, industrial area, or a rail yard.

4.10.08 Recycling Center

- A. **Defined.** An establishment that is not a junkyard and in which recoverable resource materials, such as paper products, glassware, and metal cans, are collected, sorted, flattened, crushed, or bundled within a completely enclosed structure prior to shipment to others who use such resource materials to manufacture new products.

4.10.09 Recycling Plant

- A. **Defined.** An establishment that is not a junkyard and in which recoverable resource materials, such as paper products, glassware, and metal cans, are recycled, reprocessed, and treated to return such products to a condition in which they may be reused for production.

4.10.10 Remediation Services

- A. **Defined.** Establishments primarily engaged in one or more of the following: septic tank services; remediation and cleanup of contaminated buildings, mine sites, soil, or groundwater; integrated mine-reclamation activities, including demolition, soil remediation, wastewater treatment, hazardous substance removal, contouring land, and revegetation; or asbestos, lead paint, and other toxic material abatement.
- B. **Permit.** Remediation Services must comply with all applicable Natrona County, State of Wyoming, and Federal regulations and permit requirements prior to approval.
- C. **Location.** Remediation Services must be located one quarter (¼) mile from any residential use.
- D. **Minimum Lot Size.** The site for Remediation Services must be a minimum of ~~ten~~fifty (150) acres.

4.10.11 Salvage Yard

~~A.~~ **Defined.** A lot, land or structure where waste or used materials are bought and sold, exchanged, stored, baled, or packed, including but not limited to scrap metals, pipe, tubing, casing, paper, rags, rubber tires and bottles. This does not include trash or refuse.

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4.10.12 Solar Facility

A. **Defined.** The term “solar facility” refers to any or all of the following terms:

~~1. **Utility Scale Solar System.** A commercial facility that converts sunlight into electricity, whether by photovoltaics (PV) or other solar conversion technology, for the primary purpose of wholesale sales of generated electricity.~~

~~2.~~ **1. Array.** A group or arrangement of individual modules or panels.

~~3.~~ **2. Nameplate Capacity.** The maximum amount of electric energy that a generator can produce under specific conditions, as rated by the manufacturer

~~4.~~ **3. Photovoltaic (PV) System.** A system composed of one or more solar panels combined with an inverter and other electrical and mechanical hardware that uses energy from the Sun to generate electricity.

4. Solar Module. Also called solar panels, a solar module is a single photovoltaic panel that is an assembly of connected solar cells. The solar cells absorb sunlight as a source of energy to generate electricity. An array of modules is used to supply power to buildings.

~~— **Utility Scale Solar System.** A commercial facility whose primary purpose is to supply electricity and consists of one (1) or more solar arrays and other accessory structures, equipment, including substations, switchyards, battery storage, electrical infrastructure, generators, transmission lines, communications infrastructure, and other appurtenant structures and/or facilities, that converts sunlight into electricity, whether by photovoltaics (PV) or other solar conversion technology, for the primary purpose of wholesale sales of generated electricity.~~

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B. **General Use Standards.**

1. Utility Scale Solar System shall be enclosed by perimeter fencing to restrict unauthorized access.

2. All Utility Scale Solar Systems shall comply with All Natrona County adopted codes. In addition, all solar energy components shall comply with the standards of the Wyoming Department of Fire Prevention and Electrical Safety.

3. All Utility Scale Solar Energy Systems shall not exceed twenty-five (25) feet in height.

4. All Utility Scale Solar Energy Systems that are proposed within the Growth Management Area shall be sent to the corresponding municipality for review and comment.

5. On-site power lines shall be placed underground.

~~C. **Greater Sage Grouse Areas.** No Utility Scale Solar Energy System shall be located within the Greater Sage Grouse Core Areas as defined by Governor Order 2011-5 or as amended, or Sage Grouse Priority Habitat and Focal Areas as defined by the BLM approved Resource Management Plan Amendment for Greater Sage Grouse. When the Governor's Sage Grouse Executive Order and the BLM approved Resource Management Plan amendment for Greater Sage Grouse conflict the more restrictive of documents shall apply.~~

~~D.C.~~ **Wildlife.** Utility Scale Solar Energy Systems shall incorporate wildlife requirements imposed by Wyoming Game & Fish, United States Fish and Wildlife service and other governing state and federal agency.

~~E.D.~~ **Site Management.**

1. Drainage from the site shall not adversely affect upstream and downstream properties.
2. Shall avoid soil erosion, controlled runoff, disturbance and construction on the erodible soils and slopes.
3. Dust control within all phases of the project is mandatory by means acceptable to Natrona County and WYDEQ. A wind erosion bond may also be required.
4. Noxious Weed and Invasive Species control, as defined by Wyoming Statutes, except where rules are superseded by a governing agency, shall be required in all phases of the solar project.
- ~~5. Damage to existing vegetation shall be minimized. Disturbed areas shall be reseeded in accordance with WYDEQ regulations and the reclamation plan approved by the BoCC, except where rules are superseded by a governing agency.~~

~~F.E.~~ **Visual Appearance.**

- ~~1. Utility Scale Solar System buildings and accessory structures shall, to the extent reasonably possible, use materials, colors, and textures that will blend the facility into the existing environment.~~
- ~~2.1.~~ Appropriate landscaping and/or screening material may be required to help screen the project area.
- ~~3.2.~~ No Utility Scale Solar Energy System shall be placed such that concentrated solar glare projects onto adjacent properties or roadways within 1-1/4 mile of the project site.
- ~~4.3.~~ Solar panels shall not be placed in the vicinity of any airport in a manner that would interfere with the airport flight patterns. Acknowledgement of approval from the FAA is required.
- ~~5.4.~~ Lighting of the Utility Scale Solar Energy System and accessory structures shall be limited to the minimum necessary and full cut-off lighting may be required when determined necessary to mitigate visual impacts.
- ~~6. The facility shall have no advertising or promotional lettering beyond the manufacturer's or the applicant's logo.~~

~~G.F.~~ **Setbacks.**

1. Utility Scale Solar Energy System structures shall be setback from all property lines and public rights-of-way at least fifty (50) feet. Additional setback may be required to mitigate noise and glare impacts, or to provide for designated road or utility corridors, as identified through the review process.

2. Solar panels shall be kept at least five-hundred (500) feet from a residential zoning district and at least five-hundred (500) feet from existing residences that are not within a residential zoning district.

H.G. _____ Decommissioning.

1. Utility Scale Solar Energy Systems which have not been in active and continuous service for a period of one (1) year shall be removed at the owner's or operator's expense.
2. The site shall be restored in accordance with the approved reclamation plan within six (6) months of the removal.
3. Unless exempt by the Public Service Commission, proof of financial assurance for complete decommissioning and site reclamation shall be provided in accordance with WECS regulations.

4.10.13 Solar Generator, Accessory

A. **Defined.** Accessory solar generators are small scale solar energy systems utilized for on-site, private purposes that may be roof or ground mounted and are primarily permitted as an accessory use to an existing principal use.

~~B. **Roof mounted accessory solar generators.** The following are use standards for roof mounted accessory solar generators:~~

- ~~1. May not extend above the ridgeline of any sloped roof that a solar generator is mounted on; and~~
- ~~2. May not extend more than one (1) foot above the roof surface measured perpendicularly from the sloped or flat roof surface that a generator is mounted on.~~

~~C.~~ **B. Ground mounted accessory solar generators.**

1. All solar panels and equipment (excluding fencing, Poles, and wires necessary to connect to facilities of the electric utility) shall adhere to the minimum accessory structure setbacks as required by the applicable zoning district or shall meet the minimum structure setbacks as required by the applicable zoning district if accessory structure setbacks are not specified;
2. Shall not exceed a height of twenty-five (25) feet; and
3. A Type A landscape buffer as described in [Section 3.04 Buffering and Screening](#) shall be required along all lot lines abutting a ground floor residential use that is located three hundred (300) feet or less from the proposed ground mounted solar generator.
4. Clearly visible warning signs shall be placed on required fence perimeters to inform individuals of potential voltage hazards.

~~D.~~ **C. Community and Shared Generators.** Ground mounted accessory solar generators that are shared by up to ten (10) property owners may be allowed as a special use in the applicable zoning district. Community and shared generators must be located on vacant lots and must comply with the standards listed above.

~~E.~~ **D. Security.** Except parking lot or parking canopy solar generators, all solar panels and equipment (excluding fencing, Poles, and wires necessary to connect to facilities of the electric utility) shall be enclosed by a fence at least six (6) feet high. Wildlife fencing styles options are encouraged.

~~F.~~ **E. Decommissioning.** Any accessory solar generator which is no longer producing energy or has been abandoned shall be removed. The owner or operator shall physically remove the installation (including all solar energy systems, structures, and equipment) from the site within one hundred and fifty (150) days after the date of discontinued operations.

4.10.14 Solid Waste Facility

A. **Defined.** An area of land used as a solid waste disposal site meeting all requirements of WDEQ and formally approved by that agency and local government. This includes the following uses:

1. **Material recovery facility.** A solid waste management facility that collects mixed solid wastes and manually or mechanically separates recyclable materials to be marketed and disposes of all non-recyclable wastes to a permitted facility, or a solid waste

management facility for the collection, recovery, and processing of materials, such as metals, paper, or glass, from solid waste for the production of fuel from solid waste (including a solid waste transfer station).

2. **Solid Waste Incinerator.** A facility or device designed for the treatment of solid waste by combustion.
 3. **Solid Waste Transfer Station.** A solid waste collection or storage facility at which solid waste is transferred from collection vehicles to hauling vehicles for transportation to a central solid waste management facility for disposal, incineration, or resource recovery."
- B. **Permit.** Waste Facilities must comply with all applicable Natrona County, State of Wyoming, and Federal regulations and permit requirements prior to approval.
- C. **Location.** Solid Waste Facilities must be located one thousand feet (1,000 ft) from any residential use.
- D. **Minimum Lot Size.** The site for Solid Waste Facilities must be a minimum of fifty (50) acres.

4.10.15 Transit Facilities

- A. **Defined.** Includes transit or bus shelters, bus terminals, stations, and associated right-of-way. A "transit shelter" means a roofed structure on or adjacent to the right-of-way of a street, which is designed and used primarily for the protection and convenience of bus passengers. Includes accessory vehicle and bicycle parking.

4.10.16 Truck Stop

- A. **Defined.** An establishment primarily designed for the purpose of selling and dispensing vehicle engine fuels, kerosene or motor oil and lubricants or grease and minor vehicle repair on a full and some self-service basis to commercial trucks and may include similar service for automobiles. May also include restaurant facilities, convenience store facilities and/or overnight sleeping facilities.
- B. Any portion of a Truck Stop used for the movement or storage of vehicles shall be surfaced to control dust and provide drainage away from structures.
- C. **Driveways for Truck Stops.**
1. Driveways shall not exceed ~~thirty (30)~~ fifty (50) feet in width.
 2. No additional access drives to any street shall be permitted that are spaced closer than thirty (30) feet apart measured at the property line.
- D. **Spacing.**
1. Any pump island or other structure shall not be less than twenty (20) feet from adjacent property lines or street and highway right-of-way lines.
 2. Overhead canopies or weather protection structures shall not be less than ten (10) feet from any right-of-way line or property line.
- E. **Location.** Truck stops shall not be located within three hundred (300) feet of any residential or group living/lodging use.
- F. **Trash.** A separate enclosure shall store all trash, waste materials, and obsolete parts.

- G. **Parking.** Motor vehicles, trailers, or *recreational vehicles* shall be parked so that adequate visibility can be maintained according to the site triangle requirement listed in [Section 3.08 Parking and Loading](#).

4.10.17 Utility Installation

- A. **Defined.** Any *structure*, *building* or facility of public utilities, as defined in W.S. § 37-1-101 et seq., and which are neither a cellular nor a Personal Communication System (*PCS*) provider. Said installations shall include, but are not necessarily limited to electric substations, water tanks or Towers, electrical transmission Towers, pump stations and other distribution facilities, but not including offices or outdoor *storage*.

4.10.18 Wind Energy Facility

- A. **Defined.**
1. Wind Energy Facility or “WEF”. See W.S. § 18-5-501.
- B. **Authority.** These Regulations are adopted under authority granted by the following Wyoming Statutes:
1. *Title 18 Counties, Chapter 5 Planning and Zoning, Article 1 County Planning and Zoning Commission, W.S. § 18-5-101 et. seq.*
 2. *Title 18 Counties, Chapter 5 Planning and Zoning, Article 2 Planning and Zoning Commission, W.S. § 18-5-201 et. seq.*
 3. *Title 9 Administration of the Government, Chapter 8 Land Use Planning, Article 1 General Provisions, W.S. § 9-8-101 et. seq.*
- C. **Applicability.** This section does not apply to WECS Projects having an aggregate generating capacity of 10 kW or less and used to provide electricity only on the Owner's property.
- D. **Construction Standards.** A Wind Energy Facility must be installed according to the manufacturer's recommendations and under the seal of a *professional engineer* registered in the State of Wyoming. All components of a Wind Energy Facility shall comply with applicable state and Natrona County *building* codes.
- E. **Notice.** Before submitting an application for a permit for a Wind Energy Facility, the applicant shall provide notice to record owners and claimants of *mineral* rights located on or under the land where the proposed facility will be constructed.
1. The notice shall consist of a statement of the applicant's intention to construct the project, features of the project, a legal description of the boundaries of the project, locations where the application may be examined, and persons to contact for additional information.
 2. The notice shall be mailed by first class mail to all record owners of *mineral* rights whose identity and current addresses are readily obtainable from publicly available documents.
 3. The notice shall be published twice in a newspaper of general circulation in Natrona County.

4. The notice and details of steps taken to notify the record owners of mineral rights shall be entered into the record either within the application or as separate exhibit filed with the BoCC and parties.

4.10.19 Wind Generator, Accessory

- A. **Defined.** A device used for extracting energy from the wind by harnessing the energy through moving blades or rotors on a private residential scale for domestic energy use.

4.10.20 Wireless Communications Facilities (WCFs)

- A. **Defined.** *Wireless Communications Facilities or "WCF":* A WCF is a structure and facility intended to transmit and/or receive radio, television, cellular, paging, 911, personal Telecommunications services, commercial satellite services, microwave services and services not licensed by the FCC, but not expressly exempt from the County's siting, building and permitting authority. A WCF includes any Distributed Antenna System, Facility, Personal Wireless Service Facility, Telecommunications Structure, Telecommunications Site, Tower, or Small Wireless Facility and includes:

- a. Any structure, facility or location designed, or intended to be used as, or used to support, Antennas or other transmitting or receiving devices.
 - b. Towers of all types and kinds.
 - c. Structures that employ camouflage technology, including structures such as a multi-story building, church steeple, silo, water Tower, sign or other structures that can be used to mitigate the visual impact of an Antenna or its functional equivalent.
 - d. All related facilities such as cabling, equipment shelters, and other structures associated with the site.
1. **Communication Towers (Type I).** Towers and Wireless Communication Facilities:
 - a. Of any height, which are owned and operated by commercial users providing services to the public;
 - b. Towers greater than forty-five (45) feet in height, which are owned and operated by non-commercial users, including ham radio operators and other communications enthusiasts; and
 - c. any Communication Tower and Antenna combinations greater than seventy (70) feet in height, which are owned and operated by non-commercial users, including ham radio operators and other communications enthusiasts.
 2. **Communication Towers (Type II).** Any of the following which are owned and operated by non-commercial users, including ham radio operators and other communications enthusiasts.
 - a. Towers less than or equal to forty-five (45) feet in height; or
 - b. Towers and Antenna combinations less than or equal to seventy (70) feet in height.

B. **Purpose.** To ensure that the placement, construction, and modification of Wireless Communications Facilities protects the County's health, safety, public welfare, environmental features, the nature and character of the community, neighborhoods, and other aspects of the quality of life for residents of the County, the County hereby adopts standards to review WCFs to achieve the following goals:

1. Implementing an application process for person(s) seeking to operate WCFs;
2. Establishing a policy for examining an application for and issuing Zoning Certificates for WCFs that is both fair and consistent.
3. Promoting and encouraging, wherever possible, the sharing and/or co-location of WCFs among service providers;
4. Promoting and encouraging, wherever possible, the placement, height and quantity of WCFs in such a manner, including the use of Stealth Technology, to minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such WCFs, which means using the least visually and physically intrusive facility that is not technologically or Commercially Impracticable under the facts and circumstances.

C. **Applicability.**

1. This Section applies to any Wireless Communications Facilities ("WCF") unless specifically exempted by this section.
2. **Exemptions.** This Section does not apply to:
 - a. A WCF used exclusively for the County's fire or police;
 - b. A WCF used exclusively for private, non-commercial radio and television reception and private citizen's bands, amateur radio, and similar commercial and non-commercial Telecommunications where the height of the facility is below the height limits set forth in this Resolution;
 - c. Communication Towers (Type II) are exempt from this section except as provided below.
 - i. A Zoning Certificate is required for Communication Towers (Type II) located not less than one (1) mile from any other zoning district.
 - ii. A Building Permit is required for Communication Towers (Type II) prior to installation.
 - iii. The applicant shall furnish GPS coordinates for each installed Communication Tower and Communication Tower and Antenna combination to the County Planning Department.
 - iv. Non-commercial users shall comply with subsections I (Performance Security) and N (Removal of WCFs) of this section.

- d. Communication Tower and Antenna combinations less than or equal to forty-five (45) feet in height which are owned and operated as WCFs by a Local Exchange Carrier (LEC) are exempt from this section if:
 - i. The LEC provides a fixed location wireless service consisting of traditional landline service to fixed locations;
 - ii. The LEC is regulated by the Wyoming Public Service Commission as evidenced by a Certificate of Public Convenience and Necessity;
 - iii. The LEC is a contributor to the Federal Universal Service Fund (FUSF);
 - iv. The LEC provides full 911 service, including GIS positioning and physical address location together with 911;
 - v. The LEC is neither a cellular nor a Personal Communication System (PCS) provider; and,
 - vi. The LEC complies with all applicable provisions of the Wyoming Telecommunications Act (W.S. 37-15-101 et seq).

D. Locations of WCFs.

- 1. WCFs are permitted as provided in [Table 4.02-2, Table of Allowable Uses](#). Applications for the construction or installation of new WCFs not addressed by this section require Conditional Use Permit review, as set forth in these regulations (see [Section 5.07](#)).
- 2. **Location of New Towers.**
 - a. Applicants for new Towers used as a WCF shall locate, site, and erect new Towers in accordance with the following priorities, with one (i) being the highest priority and four (iv) being the lowest priority:
 - i. On County or other publicly owned facilities;
 - ii. On existing Towers or other structures without increasing the height of the Tower or structure;
 - iii. On Casper Mountain in existing Tower sites – Tower Hill, K2 Tower and Micro Road.
 - iv. On properties in areas zoned HI, LI, C, RAM, UA
 - b. If the proposed site is not proposed for the highest priority listed above:
 - i. The County may request a detailed explanation as to why a site of a higher priority was not selected; and
 - ii. The applicant must satisfactorily demonstrate the technical and practical reason or reasons why the permit should be granted for the proposed site, and the hardship incurred by the applicant if the permit is not granted for the proposed site.
 - c. An applicant may not by-pass higher priority site by stating the site proposed is the only site leased or selected. An application shall address co-location as an

option. If that option is not proposed, the applicant must demonstrate why co-location is commercially or otherwise impracticable. Agreements between providers limiting or prohibiting co-location is not a valid basis for any claim of Commercial Impracticability or hardship.

- d. Even if the above criteria are not met, the County may approve any site located within an area in the above list of priorities if it finds that the proposed site:
 - i. Is in the best interest of the health, safety, and welfare of the County and its inhabitants; and
 - ii. Will not have a deleterious effect on the nature and character of the community and neighborhood.
 - e. Even if a potential site is situated in an area of highest priority or highest available priority, the County may disapprove an application for any of the following reasons:
 - i. Conflict with safety and safety-related codes and requirements;
 - ii. Conflict with the historic nature or character of a neighborhood or historical district;
 - iii. The use or construction of WCFs which is contrary to an already stated purpose of a specific zoning or land use designation;
 - iv. The placement and location of WCFs which would create an unacceptable risk, or the reasonable probability of that risk, to residents, the public, employees and agents of the County, or employees of the service provider or other service providers;
 - v. Conflicts with this Resolution.
 - f. A Personal Wireless Service Facility located in any Zoning District if the applicant demonstrates that the site is necessary because the locations identified in this Paragraph would prohibit or effectively prohibit Personal Wireless Service.
3. **Collocation of Personal Wireless Facilities on Existing Towers.** Personal Wireless Facilities may be collocated on any existing Towers in any Zoning District subject to the major and minor modification standards in this section.
4. **Location of Small Wireless Facilities and DAS.** The following uses are a permitted use in the public Right-of-Way and on private property in all Zoning Districts subject to the procedures in this section.:
- a. Co-location of a Small Wireless Facility and DAS; and
 - b. Construction of a new Pole or structure to be used for Collocation of a Small Wireless Facility or DAS that does not exceed the maximum height for structures for the Zoning District.

E. Shared Use of WCFs Other than Small Wireless Facilities and DAS with Other Structures.

1. Locating on existing Towers or other structures without increasing the height, is preferred by the County, as opposed to the construction of a new Tower. The applicant must demonstrate their efforts at identification of suitable sites for co-location as provided in this section.
2. The shared use shall consist only of the minimum Antenna array technologically required to provide service primarily and essentially within the County, to the extent practicable.

F. Standards for WCFs Other than Small Wireless Facilities and DAS.

1. Height of Telecommunication Tower(s).

- a. The applicant shall submit documentation justifying and providing the basis for the total height of any Tower, Facility and/or Antenna. That documentation shall demonstrate that the proposed height is needed to provide adequate service within the County.
- b. No Tower constructed after the effective date of this Resolution, considering all attachments, shall exceed that height which permits operation without required artificial lighting of any kind in accordance with municipal, County, State, and/or any Federal statute, law, local law, County resolution, code, rule, or regulation.

2. Appearance and Visibility of WCFs.

- a. WCFs shall not be artificially lighted or marked, except as required by Law. If lighting is required, applicant shall provide a detailed plan for lighting that is as unobtrusive and inoffensive as permitted under State and Federal regulations.
- b. Towers must be galvanized or painted with a rust-preventive paint of an appropriate color to harmonize with the surroundings and must be maintained in accordance with the requirements of this Resolution and in compliance with FAA regulations.

3. Security of WCFs. All WCFs and Antennas must be located, fenced, or otherwise secured in a manner that prevents unauthorized access. Specifically:

- a. All Antennas, Towers, and other supporting structures, including guy wires, must be made inaccessible to individuals and constructed or shielded to prevent climbing or collisions; and
- b. Transmitters and Telecommunications control points must be installed such that they are readily accessible only to persons authorized to operate or service them.

4. Signs. WCFs shall contain a sign no larger than four (4) square feet in order to provide adequate notification to persons in the immediate area of the presence of an Antenna that has transmission capabilities and shall contain the name(s) of the owner(s) and operator(s) of the Antenna(s) as well as emergency phone number(s). The sign must be on the equipment shelter or cabinet of the applicant and be visible from the access point of the site and must identify the equipment owner of the shelter or cabinet. The

sign shall not be lighted, unless lighting is required by applicable law, rule, or regulation. No other sign is permitted.

5. **Lot Size and Setbacks.**

- a. All proposed Towers and any other proposed WCF structures must be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following minimum distances:
 - i. the height of the proposed Tower or WCF structure plus one-hundred (100) percent of the height of the Tower or structure, or
 - ii. the existing setback requirement of the underlying zoning district.
 - b. Any Accessory structure must be located to comply with the applicable minimum setback requirements for the property on which it is situated.
 - c. The BoCC may grant a variance from this setback requirement if the applicant can provide structural drawings and plans, signed by a licensed engineer in the State of Wyoming that certifies the use of break point technology and/or that if the Tower collapses, relief from the standard setback requirements would not pose a threat to health and safety of adjacent property owners.
6. All utilities at a WCFs site must be installed underground.
7. All WCF applicants shall demonstrate that the proposed Facility is sited in the least visually intrusive location reasonably possible and that has the least adverse visual effect on the environment and its character and on the residences in the area of the WCF.
8. Both the WCF and any and all accessory or associated facilities shall maximize the use of building materials, colors and textures designed to blend with the structure to which it may be affixed and/or to harmonize with the natural surroundings. This shall include the use of Stealth or concealment technology as may be required by the County.
9. At a Telecommunications Site, an access road, turn around space and parking must be provided to assure adequate emergency and service access. The applicant shall fulfill this standard by maximizing the use of existing public or private roads to the extent practicable instead of constructing or widening new roads. Road construction shall minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion.
10. A person who holds a Conditional Use Permit for WCFs shall construct, operate, maintain, repair, provide for removal of, modify or restore the permitted WCFs in compliance with all current applicable technical, safety and safety-related codes, as well as accepted and responsible workmanlike industry practices and recommended practices of the National Association of Tower Erectors. The codes referred to are codes that include, but are not limited to, construction, building, electrical, fire, safety, health, and land use codes. If there is a conflict between or among any of the preceding, the more stringent applies.

11. The applicant shall examine the feasibility of designing a proposed Tower to accommodate future demand for additional commercial applications (for example, future co-locations). The Tower must be structurally designed to accommodate additional Antenna Arrays equal to those of the applicant and located as close to the applicant's Antenna as possible without causing interference. The Applicable Director may waive this requirement if the applicant demonstrates, in writing, that future shared usage of the Tower is not technologically feasible, is Commercially Impracticable or creates an unnecessary and unreasonable burden, based upon:
 - a. The foreseeable number of FCC licenses available for the area;
 - b. The kind of WCFs site and structure proposed;
 - c. The number of existing and potential licenses without WCFs spaces/sites; and
 - d. Available space on existing and approved Towers.
 12. The owner of the proposed new Tower, and their successors in interest, shall negotiate in good faith for the shared use of the proposed Tower by other Wireless service providers in the future, and shall:
 - a. Respond within sixty (60) days to request for information from a potential shared-use applicant;
 - b. Negotiate in good faith concerning future requests for shared use of the new Tower by other Telecommunications providers;
 - c. Allow shared use of the new Tower if another Telecommunications provider agrees in writing to pay reasonable charges. The charges may include, but are not limited to, a pro rata share of the cost of site selection, planning, project administration, land costs, site design, construction and maintenance financing, return on equity, less depreciation and all of the costs of adapting the Tower or equipment to accommodate a shared user without causing electromagnetic interference and to allow a reasonable profit.
- G. **Standards for Modifications to Existing Towers.** The following standards apply to the review of applications for modifications to existing Towers:
1. The additional loading on the Tower caused by the proposed changes shall not exceed the Tower's design as previously submitted;
 2. If additional loading exceeds the design, the application shall include changes to the Tower's design and construction to safely accommodate the additional antenna(s); and
 3. The proposed changes shall not alter the camouflage design of a previously approved communications Tower or antenna.
- H. **Standards for Small Wireless Facilities and Distributed Antenna Systems.** The following standards apply to all Small Wireless Facilities and DAS. The applicant must consider the following factors, and the Applicable Director may deny an applicant's proposed collocation of a Small Wireless Facility or DAS or a proposed installation, modification, or replacement of a Pole or support structure if the proposed collocation, installation, modification, or replacement:

1. Exceeds the lesser of the maximum height limit for the Zoning District or 50 feet in height;
 2. Interferes with the safe operation of traffic control or public safety equipment;
 3. Interferes with sight lines or clear zones for transportation or pedestrians;
 4. Interferes with compliance with the Americans with Disabilities Act or similar federal or State standards regarding pedestrian access or movement;
 5. Requests that ground-mounted Small Wireless Facilities or DAS be located more than seven and one-half feet in radial circumference from the base of the Pole, decorative Pole, or support structure to which the wireless antenna is to be attached. However, the County shall not deny the application if a greater distance from the base of the Pole or support structure is necessary to avoid interfering with sight lines or clear zones for transportation or pedestrians or to otherwise protect public safety;
 6. Designates the location of a new Pole or support structure to collocate a Small Wireless Facility or DAS within seven feet in any direction of an electrical conductor, unless the Wireless Provider obtains the written consent of the power utility that owns or manages the electrical conductor;
 7. Fails to comply with applicable codes;
 8. Fails to comply with laws of general applicability that address pedestrian and vehicular traffic and safety requirements; and
 9. Fails to comply with laws of general applicability that address the occupancy or management of the right-of-way and that are not otherwise inconsistent with this Section.
- I. **Performance Security.** The applicant and/or owner of record of all proposed WCFs for all sites shall escrow sufficient funds or provide a letter of credit or execute and file with the County a bond or other form of security acceptable to the County to cover the cost of removal of the Tower. An “other form of security” must be in the amount of One Thousand Dollars (\$1,000) per Tower.
- J. **Reservation of Authority to Inspect WCFs.** To verify that a permit holder for a WCF complies with all applicable requirements of this section, the County may inspect all facets of said permit holder’s, renter’s, lessee’s or licensee’s placement, construction, modification, and maintenance of those facilities on the permitted site.
- K. **Annual NIER Certification.** The holder of a Conditional Use Permit shall annually certify to the County that NIER levels at the site are within the threshold levels adopted by the FCC. This requirement does not apply to applications only requiring a Zoning Certificate.
- L. **Liability Insurance.**⁰
1. A holder of a Conditional Use Permit for WCFs shall secure and maintain public liability insurance for personal injuries, death and property damage, and umbrella insurance coverage, for the duration of the Conditional Use Permit in the following amounts:

Commercial General Liability covering personal injuries, death and property damage: \$250,000 per occurrence/\$500,000 aggregate.

2. The Commercial General Liability insurance policy shall specifically include the County and its officers, boards, employees, committee members, attorneys, agents and consultants as additional named insureds.
3. The insurance policies must be issued by an agent or representative of an insurance company licensed to do business in the State and with a Best's rating of at least "A".
4. The insurance policies shall contain an endorsement obligating the insurance company to furnish the County with at least thirty (30) day's prior written notice in advance of the cancellation of the insurance.
5. Renewal or replacement policies or certificates must be delivered to the County at least fifteen (15) days before the expiration of the insurance that such policies are to renew or replace.
6. Before construction of a permitted WCF is initiated, but no case than fifteen (15) days after the grant of the Conditional Use Permit, the holder of the Conditional Use Permit shall deliver to the County a copy of each of the policies or certificates representing the insurance in the required amounts.

M. Indemnification.

1. Any application for a WCF that is proposed for County property, pursuant to this Resolution, shall contain a provision with respect to indemnification. That provision shall require the applicant, to the extent permitted by the Law, to at all times defend, indemnify, protect, save, hold harmless, and exempt the County, and its officers, boards, employees, committee members, attorneys, agents and consultants from any and all penalties, damages, costs, or charges arising out of any and all claims, suits, demands, causes of action, or award of damages, whether compensatory or punitive, or expenses arising there from, either at law or in equity, which might arise out of, or are caused by, the placement, construction, erection, modification, location, products performance, use, operation, maintenance, repair, installation, replacement, removal, or restoration of that Facility, excepting, however, any portion of such claims, suits, demands, causes of action or award of damages as may be attributable to the negligent or intentional acts or omissions of the County, or its servants or agents. With respect to the penalties, damages or charges referenced herein, reasonable attorneys' fees, consultants' fees, and expert witness fees are included in those costs that are recoverable by the County.
2. Notwithstanding the requirements noted in subsection (1) of this section, an indemnification provision is not required where the County itself applies for and secures a Conditional Use Permit for WCFs, unless those facilities are sold to a private party.

N. Removal of WCFs.

1. Under the following circumstances, the Applicable Director may determine that the health, safety and welfare interests of the County warrant and require the removal of WCFs:
 - a. WCFs with a permit that have been abandoned (i.e. not used as WCFs) for a period exceeding ninety consecutive (90) days or a total of one hundred-eighty (180) days in any three hundred-sixty five (365) day period, except for periods caused by force majeure or Acts of God, in which case, repair or removal shall commence within ninety (90) days;
 - b. Permitted WCFs that have fallen into such a state of disrepair that it creates a health or safety hazard;
 - c. WCFs that have been located, constructed, or modified without first obtaining, or in a manner not authorized by, the required Permit, or any other necessary authorization.
2. If the Applicable Director makes the determination noted in Subsection 1 of this Subsection, then the County shall schedule public hearings before the Planning and Zoning Commission and BoCC to determine whether those WCFs are to be removed. The County may approve an interim temporary use agreement/permit, to enable the sale of the WCFs.
3. The holder of the permit, or its successors or assigns, shall dismantle and remove those WCFs, and all associated structures and facilities, from the site and restore the site to as close to its original condition as possible within ninety (90) days of receipt of written notice from the County. However, if the owner of the property upon which the WCFs are located wishes to retain any access roadway to the WCFs, the owner may do so with the approval of the BoCC. The BoCC may modify any restoration requirement if the applicant demonstrates that the modification is needed due to physical or commercial impracticability.
4. If WCFs are not removed or substantial progress has not been made to remove the WCFs within ninety (90) days after the permit holder has received notice, then the County may order officials or representatives of the County to remove the WCFs at the sole expense of the owner or Permit holder.
5. If, the County removes, or causes to be removed, WCFs, and the owner of the WCFs does not claim and remove it from the site to a lawful location within ten (10) days, then the County may take steps to declare the WCFs abandoned and sell them and their components. The County shall apply the proceeds of the WCF to any costs it incurs in removing them and shall remit any remaining balance to the WCF's owners.
6. Notwithstanding anything in this Section to the contrary, the County may approve a temporary use permit/agreement for the WCFs, for no more ninety (90) days. During this time, the permit holder must develop a suitable plan for removal, conversion, or re-location of the affected WCFs and an agreement to such plan must be executed by the holder of the Permit and the County. The Applicable Director will review and approve, conditionally approve, or deny the plan. If the plan is not developed, approved and

executed during this time, the County may take possession of and dispose of the affected WCFs in the manner provided in this section.

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4.11 Accessory Uses

4.11.01 Purpose

- A. This section authorizes the establishment of accessory uses and structures that are customarily incidental to principal uses. An accessory use is “customarily incidental” to a principal use if it complies with the standards established in this section.

4.11.02 Approval Procedure

- A. **General Use Standards.** Any of the accessory uses identified in this section may be allowed as accessory to an authorized principal use if:
 - 1. The proposed accessory use is allowed as an accessory use in the base district where proposed; and
 - 2. The proposed accessory use or structure is consistent with the general and specific standards for accessory uses in this subsection.
- B. **Simultaneously with a Principal Use.** Accessory uses or structures may be reviewed as part of review of an associated principal use. If the principal use is subject to a Conditional Use Permit, an accessory use may only be authorized in accordance with an approved Conditional Use Permit.
- C. **Subsequent to a Principal Use.**
 - 1. Unless exempted, a building permit is required if an accessory use or building is proposed subsequent to a principal use.
 - 2. In cases where the principal use is subject to a Conditional Use Permit, an accessory use may only be authorized in accordance with the provisions in [Section 5.07 Conditional Use Permits](#).

4.11.03 Interpretation of Unidentified Accessory Uses and Structures

- A. **General Use Standards.** The County Planning Department shall evaluate applications for accessory uses that are not identified in this section, based on the following standards:
 - 1. The definition of “accessory use” in [Chapter 6 Definitions](#), and the general accessory use standards and limitations established in [Section 4.11.04, General Standards for All Accessory Uses and Structures](#);
 - 2. Whether the purpose and intent of the base districts in which the accessory use is located can be reasonably maintained and not diminished by the proposed accessory use.

4.11.04 General Standards for all Accessory Uses and Structures

- A. **Defined.** Accessory structures by definition are customarily incidental to the principal structure or principal use.
- B. **General Use Standards.** All accessory uses and structures shall be subject to the general standards in this section, as well as any applicable supplemental standards in [Section 4.11.05, Supplemental Accessory Use Standards](#) and all standards applicable to the associated principal use as set forth in this Chapter.

C. **Exemptions.** Non-enclosed stables, gazebos, greenhouses, and carports ten (10) feet or less in height with a roofed area of three hundred (300) square feet or less are exempted from the standards of this section.

D. **Size.** All accessory uses and structures shall:

1. Not violate the bulk, density, parking, ~~landscaping~~, or open space standards of this Resolution when taken together with the principal use or structure; and
2. The total combined floor area of all buildings shall not exceed the maximum lot coverage for the zoning district in which it is located.

E. **Timing.** Accessory uses and structures may be constructed or established prior to the start of construction of the principal use or building, as long the hierarchy of uses are established:

1. Prior to establishing the accessory use, plans for a principal use or building must be submitted to the Applicable Director.
2. If an accessory use is established prior to the completion of construction of the principal use, the principal use or structure must be established within five (5) years of establishing the accessory use.

~~F. **Height.** Accessory structure shall be limited to a maximum height of twenty four (24) feet unless exempted from the height requirements in this Resolution.~~

~~G.~~F. **Location.**

1. Accessory uses or structures shall be located on the same lot as the principal use or structure.
2. Accessory structures shall not be located within platted or recorded easements as long the hierarchy of uses are established.

~~H.~~G. **Ownership.** Accessory uses or buildings shall be owned or operated by the same person as the principal use or buildings.

4.11.05 Supplemental Accessory Uses Standards

A. **Accessory Dwelling Unit.**

1. **Defined.** A secondary, independent living facility located in, or on the same lot as a single unit dwelling. Includes guest houses, in-law suites, and carriage houses. Attached Accessory Dwelling Units are located within the same structure as a single unit dwelling while Detached Accessory Dwelling Units are located on the same lot as a single unit dwelling but in a separate, detached structure than the associated principal dwelling unit.
2. **Purpose.** Accessory Dwelling Units provide the opportunity to develop small-scaled dwellings designed to meet specific housing needs of a single household. It is the intent of these regulations to ensure that the single unit character of the property will be maintained, and that the Accessory Dwelling Unit remains subordinate to the primary residence.

3. **Number of Accessory Dwelling Units.** Unless specified otherwise, one (1) Accessory Dwelling Unit is permitted per lot as an accessory use to a legally permitted single unit residential use.
 4. **Setbacks.** A Detached Accessory Dwelling Unit must comply with the required setbacks by the zoning district in which the unit is located. If the accessory dwelling unit is part of the primary dwelling (attached), it must comply with principal building setbacks for the zoning district in which the unit is located.
 5. **Height.** An Accessory Dwelling Unit must comply with the zoning district's height requirements. An Accessory Dwelling Unit must not exceed the height of the primary dwelling.
 6. **Size.** An Accessory Dwelling Unit must not exceed one thousand (1,000) gross square feet of habitable floor area.
 7. **Occupancy.** The property owner must occupy the principal dwelling as the owner's permanent residence. For purposes of these regulations, "property owner" means the title holder and/ or contract purchaser of the lot, and "owner occupancy" means that a property owner makes their permanent residence at the site.
- B. **Drive-Through Facility.** A Drive Through Facility is a business establishment so designed that a portion of its retail or service character is dependent on providing a driveway approach for motor vehicles to serve patrons while in the motor vehicle, rather than within the building.
- A Drive-through facility may be permitted as an accessory use subject to the following standards.
1. **Stacking.** All Drive Through Facilities accommodate the required stacking standards in [Section 3.08 Parking and Loading](#).
 2. **Setbacks.** All Drive Through Facilities are set back five feet (5 ft) from any property line.
 3. **Number of Drive Through Facilities.** A maximum of one (1) Drive Through Facility per side may be permitted [for a total of two \(20 Drive Through Facilities per business\)](#).
- C. **Home Occupation.** A Home Occupation is an occupation or activity carried on by the ~~immediate members of the family person(s)~~ residing on the premises. Said occupation ~~shall not be visible or noticeable from outside the walls of the dwelling, residential garage, or of the accessory structure,~~ shall not constitute a nuisance to the surrounding properties, and shall be clearly incidental and secondary to the residential occupancy.

A home occupation may be permitted as an accessory use subject to the following standards.

- ~~1. **Number of Home Occupations.** One (1) Home Occupation is allowed in a dwelling.~~
- ~~2.~~1. **Employees.** No more than two (2) full-time non-residents may be employed at the Home Occupation. [RAM and UA are exempt from this limit.](#)
- ~~3.~~2. **Off-Site Effects.** There shall be no mechanical equipment used or operations which [constitute a nuisance](#) ~~create or make dust, odor, vibration, noise, or other effects detectable~~ at the property line of the property in which the Home Occupation is located.

- ~~4.3. On-Site Sales.~~ There shall be no products sold on the premises except artist's originals or products individually made to order on the premises, or as part of electronic commerce. Products which are not artist's originals or individually made to order may be constructed on site, using equipment normally found in a residence; however, these products may only be sold at a permitted commercial location.
- ~~5. Display.~~ There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
- ~~6.4. Traffic.~~ The use shall not generate vehicular traffic beyond that which is normal in a residential district.
- ~~7. Storage.~~ There shall be no storage of material, products, or supplies out of doors.
- ~~8.5. Exterior Appearance.~~ There shall be no remodeling or construction of facilities for the Home Occupation which changes the external appearance of the residence from a residential to a more commercial-appearing structure when viewed from the front of the building.
- ~~9.6. Visitors and Customers.~~ Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including no more than two (2) at any given time.
- D. **Security Quarters.** Security Quarters are a dwelling used exclusively as habitable space for security guards at industrial or construction sites.
- Security quarters may be permitted as an accessory use by a Conditional Use Permit subject to the following:
1. **Occupation.** The only employee accommodations allowed in the district are exclusively for a caretaker or watchman employed specifically for the purpose of providing full-time security and/or maintenance.
 2. **Employee Accommodations.** Employee accommodations shall be contained within a building containing a permitted use or, if outside the building, the employee accommodations shall be a manufactured home or recreational vehicle. No permanent security structures shall be permitted on site. The employee accommodations must be on the same property and under the same ownership as the use for which the occupants are providing security or maintenance.
 - ~~3. Location.~~ Accommodations are oriented towards side or rear yard of the principal structure.
 - ~~4.3. Facilities.~~ Accommodations do not contain more than one (1) bedroom, more than one (1) kitchen, or more than one (1) bathroom.
- E. **Utilization of Manufactured Homes for Storage Purposes.** Utilization of Manufactured Homes for Storage Purposes may be permitted as an accessory use by right in the RAM and UA zoning districts subject to the following standards.
1. **Setbacks.** They shall be set a minimum of twenty-five (25) feet away from all property lines.

2. **Foundation.** They shall be located on a foundation or blocked, skirted, and tied down.
3. **Storage.** They shall not be used to store hazardous or flammable materials of any kind.

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4.12 Temporary Uses

4.12.01 Purpose

- A. This section allows for the establishment of certain temporary uses of limited duration and special events, provided that such uses comply with the standards in this subsection and are discontinued upon the expiration of a set time period. Temporary uses and special events shall not involve the construction or alteration of any permanent building.

4.12.02 Approval Procedure

- A. Any use listed in this section may be permitted as a temporary use provided:
 1. Where indicated in [Table 4.02-2, Table of Allowable Uses](#) and
 2. The proposed temporary use is consistent with the general and specific standards for temporary uses and structures in this section.

4.12.03 General Standards for all Temporary Uses

- A. **General Use Standards.** All temporary uses or structures shall meet the following general requirements, unless otherwise specified in this Resolution:
 1. The temporary use or structure shall not be detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare.
 2. The temporary use shall comply with all applicable general and specific regulations of this Section 4.12, unless otherwise expressly stated.
 3. Permanent alterations to the site are prohibited.
 4. The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site.
 5. The temporary use regulations of this section do not exempt the applicant or operator from any other required permits, such as health or building permits.
 6. If the property is undeveloped, it shall contain land area to allow the temporary use or structure to occur, as well as any parking and traffic circulation as required that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers, 100-year floodplains, river protection setbacks, and required landscaping. At the conclusion of the temporary use or at expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored or improved to the condition that existed prior to the use.
 7. Tents and other temporary structures shall be located so as not to interfere with the normal operations of any permanent use located on the property, shall be anchored, and meet the requirements of the Building Official, including fire rating.
 8. Off-street parking shall be adequate to accommodate the proposed temporary use.

4.12.04 Supplemental Temporary Use Standards

- A. **Recreational Vehicles for Temporary Use.** *Recreational Vehicles* for Temporary Use is defined as the overnight accommodation of human beings in motorized vehicles for a period of time less than ninety (90) days. [Recreational Vehicles for temporary use meeting the standards of this section do not constitute a campground.](#)

The use of *recreational vehicles* for temporary use may be permitted subject to the following standards.

1. **General Use Standards.**

- a. The property owner must obtain a zoning certificate for such use and show provisions for temporary water, sewer, and utilities.
- b. These use standards and permitting requirements shall not apply to *Recreational Vehicles* for Temporary Use in RAM and UA zoning districts for agricultural uses.

2. **Duration.**

- a. The *Recreational Vehicle* for Temporary Use operates for less than ninety (90) days.

3. **Number of Recreational Vehicles for Temporary Use.**

- a. A maximum of ~~four~~three (43) *Recreational Vehicles* for Temporary Use are allowed on any agricultural property more than ten (10) acres.
- b. A maximum of one (1) *Recreational Vehicles* for Temporary Use is allowed on any residential property.

- B. **Special Events.** Special Events are temporary uses of land, buildings, or structures, or a combination thereof, for a gathering of persons. Special Events are open to the public, whether by general access, ticketed access, or registration fees and may occur on public or private land and may be held for a commercial or nonprofit purpose. Examples of Special Events include but are not limited to: vehicle races or rides; foot race or walk; agricultural/livestock competitions, carnivals, corn mazes, fairs; circuses; concerts, music festivals, shows, plays, or similar types of events; and gatherings of groups for fundraising or other activities. Events that exceed the parameters of the definition herein shall be associated with an Agricultural Event Facility per [Section 4.05.02](#). Events which are not open to the public and are associated with an active agricultural operation are exempt from the standards in this Section.

1. **General Use Standards.** Temporary Use Permits shall be applicable on public or private lands as well as for events that impact any County right-of-way, regardless of whether or not a temporary road closure (partial or full) is required.
2. **Exemptions.** The following Events are exempt from the requirements of obtaining a Special Event Permit:
 - a. *Event Uses a Special Event Facility Approved for Special Events.* If an event is to be conducted in a permanent facility that was constructed and approved for such events, or on a site approved as an Agricultural Event Facility per [Section](#)

[4.05.02](#), and the operation of the event complies with the conditions of the approval.

- b. *Private Events*. An event that is reasonably considered to be a private social event (such as a graduation party, holiday family gathering, wedding, funeral, picnic, or similar) or private event and activity associated with an active agricultural operation (branding, social competitions, shipping and sorting activities, stock drives, or similar), has fewer than one hundred fifty (150) attendees, and maintains amplified sound at or below the levels defined in this section.
3. **Lighting**. Any outdoor arena lighting must direct light downward. Light shall not [directly](#) trespass past the property line and onto adjacent properties. Illumination is prohibited after 10:00 p.m.
4. **Noise**. Noise shall not exceed ~~seventy (70)~~ [eighty \(80\)](#) decibels at the property boundaries.
5. **Operating Plan**. Applicant must establish an operating plan in order to control fugitive dust emissions, provide sanitary and waste services for participants and spectators, and ensure that emergency medical services and fire lanes are incorporated as part of their facility's operations. This plan shall include:
 - i. A site plan drawn to scale depicting activity areas, improvements, access, driveways, parking areas, and sanitary facilities;
 - ii. A description of facilities for animals involved in activities on site;
 - iii. The methods proposed to control dust, erosion, odor, noise, glare, waste disposal (manure, trash, etc.), and congestion;
 - iv. A traffic control plan approved by Natrona County;
 - v. The hours of operation;
 - vi. The duration of the event(s);
 - vii. The projected number of people on the property during activities;
 - viii. A description of any items for sale during activities (liquor and other beverages, food, souvenirs, etc.); and
 - ix. Additional information that the Applicable Director determines is needed to determine whether the use complies with this section.

C. Temporary Dwellings.

1. A temporary dwelling may be permitted for a period up to one (1) year during the construction of the permanent structure. The property owner must obtain a Zoning Certificate for such dwelling and show provisions for temporary water, septic or sewer service, and utilities. No temporary structure may remain on a lot longer than one (1) year, unless the approval period for the associated building permit is extended. The Natrona County Building Department will determine if the approval period should be

extended based on whether the owner can show both substantial progress toward completion of the permanent structure and anticipates completion within a specified period of time not to exceed ninety (90) days per extension. If the approval period is extended, then the corresponding Zoning Certificate for the temporary dwelling may also be extended for an equal or lesser duration, upon request. The temporary dwelling shall not remain on the lot more than thirty (30) days after substantial completion of the permanent structure and/or award of the Certificate of Occupancy, for the permanent dwelling.

- i. A motor home or recreational vehicle may be permitted as a temporary dwelling subject to the vehicle being connected to water and septic system.

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Chapter 5 – Administration

5.01 Purpose and Organization

5.01.01 Purpose.

This Chapter describes the procedures for review of all applications for land use and development activity in Natrona County.

5.01.02 Organization.

- A. [5.02 Summary Table of Procedures](#)
- B. [5.03 General Application Procedures: All Applications](#)
- C. [5.04 Development Plan Amendment](#)
- D. [5.05 Zoning Resolution Text Amendment](#)
- E. [5.06 Zoning Map Amendment](#)
- F. [5.07 Conditional Use Permit](#)
- G. [5.08 Wireless Communications Facilities](#)
- H. [5.09 Solar Facilities](#)
- I. [5.10 Temporary Use Permit](#)
- J. [5.11 Floodplain Development Permit](#)
- K. [5.12 Zoning Certificate](#)
- L. [5.13 Sign Permit](#)
- M. [5.14 Planned Unit Development](#)
- N. [5.15 Formal Interpretation](#)
- O. [5.16 Administrative Adjustment](#)
- P. [5.17 Variance](#)
- Q. [5.18 Appeals](#)
- R. [5.19 Vested Property Rights](#)
- S. [5.20 Application Fees](#)
- T. [5.21 Enforcement and Violations](#)
- U. [5.22 Nonconformities](#)

5.02 Summary Table of Procedures

The table below summarizes the review, approval, and notice requirements applicable to the Applications described in this chapter. The table is intended as an overview only and the sections that follow should be relied upon for specifically applicable requirements.

Table 5.02-1 Summary Table of Procedures

**R = Review (Responsible for Review and/or Recommendation) H = Hearing (Public Hearing Required)
D = Decision (Responsible for Final Decision) A = Appeal Authority to Hear/Decide Appeals)**

Procedure	Review and Decision-Making Body			Public Notice Requirement		
	<u>Applicable Director</u>	Planning and Zoning Commission	BoCC	Published	Written	Posted
Development Plan Amendment	R	R-H	D-H	X	X	
Zoning Resolution Text Amendment	R	R-H	D-H	X	X	
Zoning Map Amendment	R	R-H	D-H	X	X	X
Conditional Use Permit	R	R-H	D-H	X	X	X
Temporary Use	D	A	A			
Floodplain Development Permit	D	A				
Zoning Certificate	D	A	A			
Sign Permit	D	A				
Planned Unit Development	R	R-H	D-H	X	X	X
Formal Interpretation	D	A	A			
Administrative Adjustment	D	A	A			
Variance	R	R-H	D-H	X	X	X

5.03 General Application Procedures: All Applications

5.03.01 Step 1: Pre-application conference

- A. **Purpose.** The purpose of a pre-application conference is to provide an opportunity for an informal evaluation of the applicant's proposal and to familiarize the applicant and the County staff with the applicable provisions of this Resolution, the Development Plan, infrastructure requirements, and any other issues that may affect the applicant's proposal.
- B. **Applicability.**
1. **Required for new applications.** A pre-application conference may be required prior to the following types of applications. These types of applications may not be accepted until after a pre-application conference is completed, as determined by the Applicable Director. The conference should take place prior to any substantial investment, such as land acquisition for a proposed development, site and engineering design, or the preparation of other data.
 - a. Development Plan Amendment
 - b. Zoning Resolution Amendment
 - c. Amendments to the Official Zoning Map
 - d. Conditional Use Permit
 - e. Variance
 2. **Optional for all other applications.** A pre-application conference is optional, upon the request of either the applicant or the Applicable Director, prior to submission of any other application under this Resolution not listed above.
- C. **Initiation of pre-application conference.** The potential applicant shall request in writing a pre-application conference with the Applicable Director. With the request for a pre-application conference, the applicant shall provide to the Applicable Director a description of the character, location, and magnitude of the proposed development and any other available supporting materials, such as maps, drawings, or models. It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal for staff to make informal recommendations regarding the proposed project.
- D. **Pre-application conference format.** The Applicable Director shall schedule a pre-application conference within sixty (60) days after the written request is received. At the conference, the applicant, the Applicable Director or designee, and any other persons the Applicable Director deems appropriate to attend shall discuss the proposed development and the applicable requirements of this Resolution, based upon the information provided by the applicant.
- E. **Written summary.** The Applicable Director shall provide the applicant a written summary of the pre-application conference within fourteen (14) calendar days after completion of the pre-application conference. The written summary ~~shall~~ will identify the method for tracking changes in the hard copies of the application.
- F. **Informal evaluation not binding.** The informal evaluation of the Applicable Director and staff provided at the conference are not binding upon the applicant or the County but are intended

to serve as a guide to the applicant in making the application and advising the applicant in advance of the formal application of issues that may be presented to the appropriate decision-making body.

- G. **Application required within twelve (12) months.** After a pre-application conference has been completed, the associated application must be filed within twelve (12) months, or sooner if required by the Applicable Director due to changing conditions. If an application is not filed within such timeframe, a new pre-application conference ~~shall~~will be required prior to filing an application.

5.03.02 Step 2: Neighborhood meeting

- A. **Purpose.** The purpose of a neighborhood meeting is to provide an informal opportunity to inform the residents and landowners of the surrounding neighborhood(s) of the details of a proposed development and application, how the developer intends to meet the applicable standards of this Resolution, and to receive public comment and encourage dialogue at an early time in the review process. No decision regarding the application will be made at the neighborhood meeting.
- B. **Applicability.** A neighborhood meeting may be required for any development proposal that will be subject to Planning and Zoning Commission review unless waived by the Applicable Director at the pre-application conference. The meeting shall be held no earlier than six (6) months before the submittal of the application.
- C. **Notice of neighborhood meeting.** An applicant holding a neighborhood meeting shall provide mailed notice of the meeting in the same manner that would be required for public hearings on the application pursuant to [Section 5.03.06 Step 6: Notice of public hearing\(s\)](#).
- D. **Attendance at neighborhood meeting.** The applicant is responsible for working in conjunction with County staff to schedule and coordinate the meeting. The applicant is also responsible for retaining an independent facilitator if needed. Meetings shall be in-person with the option for online attendance and a County representative must be present.
- E. **Summary of neighborhood meeting.** If a neighborhood meeting is held, the applicant shall designate a moderator to provide a written summary of the meeting for the associated application. The written summary shall be included in the complete application submittal.

5.03.03 Step 3: Application submittal

- A. **Form of application.** Applications required under this Resolution shall be submitted to the County Planning Department. Incomplete applications shall expire on-hundred eighty (180) days after the date of submittal if a public hearing has not been scheduled.
- B. **Concurrent development applications and review.** Multiple development applications for the same development proposal may be reviewed concurrently, depending on the complexity of the proposal, as required by the Applicable Director. Such applications shall be reviewed, considered, and decided upon by the highest level decision-maker that would have decided the development proposal under this Resolution had they been submitted, processed, and considered as separate development applications.
- C. **Authority to file applications.**

1. Unless otherwise specified in this Resolution, applications for review and approval may be initiated by:
 - a. The owner of the property that is the subject of the application;
 - b. The owner's authorized agent; or
 - c. Any review or decision-making entity.
 2. When an authorized agent files an application under this Resolution on behalf of a property owner, the agent shall provide the County with written, notarized documentation that the owner has authorized the filing.
 3. When a review or decision-making body initiates action under this Resolution, it does so without prejudice toward the outcome.
- D. **Waivers.** The Applicable Director may waive certain submittal requirements to tailor the requirements to the information necessary to review a particular application. The Applicable Director may waive such requirements where he or she finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in his or her opinion, support such waiver.
- E. **Additional information.** Additional application-specific information, beyond that specified in this section, may be required by the Applicable Director, Planning and Zoning Commission, and/or BoCC, as necessary and appropriate to evaluate fully whether an application complies with the requirements of this Resolution.
- F. **Inactive files.** If an applicant fails to submit required information or request a hearing date for a period of more than six (6) months, his or her file shall become void and the re-submittal of a new application and fees shall be required. The Applicable Director may grant no more than two (2) extensions of time to this provision, of no more than six (6) months each, upon a written request by the applicant.

5.03.04 Step 4: Application completeness review

- A. **Review timeframe.** The Applicable Director shall only initiate the review and processing of complete applications. The Applicable Director shall make a determination of application completeness within five (5) business days of application filing.
1. If an application is determined to be incomplete, the Applicable Director shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a future re-submittal.
- B. **Inclusion of required components.** An application will be considered complete if it is submitted in the required form, includes all mandatory information, and is accompanied by the applicable fee. Information shown must clearly indicate compliance with applicable development standards, or in the case of a request for a variance or modification to certain standards, the degree to which the application will be non-compliant.
- C. **Technical Reports.** Any supplemental technical reports and special studies that are submitted following the original application must be received at least thirty (30) days prior to the first

hearing to be held on the application. The County may postpone and reschedule a hearing or approval deadline if such reports and studies are submitted less than thirty (30) days prior to a hearing. Copies of such additional materials shall be delivered to all reviewers who received the original application packet.

5.03.05 Step 5: Application review

- A. **Amendments.** The Applicable Director shall review the application and determine if it meets the standards and requirements within this Resolution. If adjustments are needed to meet approval, these will be communicated to the applicant in writing. The applicant will have the opportunity to amend the application and resubmit for subsequent review.
- B. **Agency Review.** As part of the initial review, the Applicable Director shall refer the development application to the appropriate review agencies and specify the timeframe for comments to be due back to the Applicable Director.
- C. **Hearings Scheduled.** Once the application has been amended to meet the approval of the Applicable Director, the initial hearing shall be scheduled, and a staff report prepared. The staff report shall be made available for inspection and copying by the applicant and the public prior to any scheduled public hearing(s) on the application. The staff report shall indicate whether, in the opinion of the Applicable Director, the development application complies with all applicable standards of this Resolution.

5.03.06 Step 6: Notice of public hearing(s)

- A. **Content of notices.** Notice of all public hearings required under this Resolution shall, unless otherwise specified in this Resolution:
 - 1. Identify the date, time, and place of the public hearing,
 - 2. If applicable, describe the property involved in the application by street address or by legal description; by prior subdivision reference, or by section, Township, and range of the property with reference to the full legal description contained in the application;
 - 3. Describe the nature, scope, and purpose of the proposed action;
 - 4. Indicate that interested parties may appear at the hearing and speak on the matter; and
 - 5. Indicate where additional information on the matter may be obtained.
- B. **Summary of notice requirements.** [Table 5.02-1 Summary Table of Procedures](#) lists the notice requirements for all procedures in this Article.
- C. **Published notice.** When [Table 5.02-1 Summary Table of Procedures](#) requires that notice be published, the County Planning Department shall publish notice of a public hearing in a newspaper of general circulation in the area at least one (1) time at least fourteen (14) days prior to the scheduled hearing date.
- D. **Written notice.** When [Table 5.02-1 Summary Table of Procedures](#) requires that written notice be provided, such notice shall be mailed by the County no less than fourteen (14) days before the public hearing, by first class United States mail, postage prepaid, to the applicant, appellant, or landowners subject to a land use application, the record owners of land immediately adjacent to the subject land, neighboring property owners whose properties are within one thousand

(1,000) feet, excluding rights-of-way, of the lot that is the subject of the application or appeal (based on information found in the Natrona County tax records), and any other person who makes a written request for such notice. ~~At a minimum, at least twenty (20) neighboring property owners that are located closest to the lot that is the subject of the application or appeal must be provided written notice regardless of distance.~~

- E. **Posted Notice.** When [Table 5.02-1 Summary Table of Procedures](#) requires that notice be posted, the applicant shall post notice of a public hearing on the property at least fourteen (14) days prior to the scheduled hearing date. The notice shall consist of at least one sign facing an adjacent public right-of-way in a manner which provides the most visibility to the public of the sign. The notice shall be in the form of a sign measuring not less than one and one-half feet by two feet (18-inches by 24-inches); with lettering a minimum of one-half inch (0.5-inch) high. All lettering shall be clearly legible from the right-of-way the sign faces. It is the responsibility of the property owner to maintain the posted notice to ensure compliance with this Section.
- F. **Constructive notice.** Minor defects in any notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Minor defects in notice shall be limited to errors in a legal description or typographical or grammatical errors that do not impede communication of the notice to affected parties. In all cases, however, the requirements for the timing of the notice and for specifying the time, date, and place of a hearing shall be correctly conveyed. Failure of a party to receive written notice shall not invalidate subsequent action. If questions arise at the hearing regarding the adequacy of notice, the decision-making body shall make a formal finding as to whether there was substantial compliance with the notice requirements of this Resolution.

5.03.07 Step 7: Public hearing(s)

- A. **Types of Hearings.** One (1) or more public hearings shall be conducted per [Table 5.02-1 Summary Table of Procedures](#).
 - 1. **Planning and Zoning Commission hearing, review, and recommendation.** Following a public hearing, and after reviewing the report and recommendation of the Applicable Director, the Planning and Zoning Commission shall make a recommendation to the BoCC to approve or deny the application based on the approval criteria.
 - 2. **Board of County Commissioners hearing, review, and decision.** Following a public hearing, and after reviewing the reports and recommendations of the Applicable Director and the Planning and Zoning Commission, the BoCC shall vote to approve, approve with amendments, or deny the application based on the approval criteria. The BoCC also may refer the proposed amendment back to the Planning and Zoning Commission for further consideration.

5.03.08 Step 8: Decision and findings

- A. **Decision.** After consideration of the development application, the staff report, comments received from other reviewers (if applicable), and the evidence from the public hearing (if applicable), the decision-maker shall approve, approve with conditions, or deny the application based on the applicable approval criteria. Written notification of the decision shall be provided by the Applicable Director to the applicant within ~~three (3)~~ ten (10) business days after the decision.

- B. **Approval criteria.** To approve a development application, the decision-maker shall find that the development application has satisfied and followed the applicable requirements of this Resolution and all of the approval criteria required for the applicable development application.
- C. **Conditions of approval.** Unless otherwise specified in this Resolution, the decision-maker may impose such conditions on the approval of the application as may be necessary to reduce or minimize any potential adverse impact upon other property in the area, or to carry out the general purpose and intent of the Development Plan, other adopted County plans, and this Resolution. No conditions of approval shall be less restrictive than the requirements of this Resolution, except where the Resolution allows deviations from the express requirements of the Resolution.
- D. **Findings.** All decisions shall include at the least the following elements:
1. A clear written statement of approval, approval with conditions, or denial, whichever is appropriate; and
 2. A clear statement of the basis upon which the decision was made, including specific written findings of fact with reference to the relevant standards of this Resolution.
- E. **Effect of inaction on applications.** When a review or decision-making body fails to take action on an application within the time required, such inaction shall be deemed a denial of the application, unless the decision-making body agrees to an extension of the time frame.
- F. **Record of proceedings.**
1. **Recording of public hearing.** The decision-maker conducting the public hearing shall record the public hearing by any appropriate means. A copy of the public hearing record may be acquired by any person upon application to the Applicable Director, and payment of a fee to cover the cost of duplication of the record.
 2. **The record.** The record shall consist of the following, all of which shall be kept by the County for a length of time prescribed in the County's adopted records retention schedule:
 - a. All exhibits, including, without limitation, all writings, drawings, maps, charts, graphs, photographs, and other tangible items received or viewed by the decision maker at the proceedings;
 - b. All minutes of the proceedings; and
 - c. If available, a transcript and/or videotape recording of the proceedings before the decision maker.
- G. **Recording of decisions.** Once approved, and after the appeal period has expired, the decision shall be filed with the County Clerk ~~within 10 business days~~ as practical.
- H. **Appeals.** Issuance/approval of any permit shall not ensure the approval of any other application. The decision on a temporary use permit cannot be reversed by the planning staff or Applicable Director through review of an associated permit application. The decision on any permit can only be reversed through an appeal pursuant to Section 5.18 Appeals.

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5.03.09 Step 9: Amendments to approved applications

- A. **Minor amendments.** Unless otherwise specified in this Resolution, minor amendments to any permit or other form of approval issued by the Applicable Director, the Planning and Zoning Commission, or BoCC under this Article may be approved, approved with conditions, or denied administratively by the Applicable Director and may be authorized without additional public hearings. Such minor amendments may be authorized by the Applicable Director as long as the development approval, as so amended, continues to comply with the standards of this Resolution, at least to the extent of its original compliance (so as to preclude any greater deviation from the standards of this Resolution by reason of such amendments).
- B. **Applicability.** Minor amendments shall consist of any of the following:
1. Any change to any permit or other form of approval that was originally subject only to Zoning Certificate review and was approved by the Applicable Director, provided such change would not have disqualified the original application from Zoning Certificate review had it been requested at that time; and provided that the minor amendment does not result in an increase of more than ten (10) percent in the amount of square footage of a land use or gross square footage of structure and does not result in a change in the types of uses in the project.
 2. Any change to any permit or other form of approval that was originally subject to final review by and was approved by the Planning and Zoning Commission or BoCC, provided that:
 - a. The minor amendment does not result in an increase in the approved number of dwelling units;
 - b. The minor amendment does not result in an increase in the gross amount of square footage of a non-residential land use or structure;
 - c. The minor amendment does not result in a change in the housing mix or use mix ratio; and
 - d. The minor amendment does not result in a change in the character of the development.
 3. In either 1. or 2. above, the Applicable Director may refer the amendment to the Planning and Zoning Commission or BoCC, whichever was responsible for the original approval.
- C. **Major amendments.** Amendments to any permit or other form of approval that are not determined by the Applicable Director to be minor amendments under [Section 5.16 Administrative Adjustment](#) shall be deemed major amendments. Major amendments shall be reviewed and processed in the same manner as required for the original application for which the amendment is sought.

5.03.10 Step 10: Lapse of approval

- A. **Lapse.** All permits shall be valid for a designated approval time frame beginning when the permit is issued and lasting until the permit is fully acted upon and completed or until the lapse of the approval time frame.

- B. **Extension.** If applicable, the lapse of approval time frames for any permit may be extended only when all of the following conditions exist:
1. The provisions of this Resolution must expressly allow the extension;
 2. An extension request must be filed prior to the applicable lapse-of-approval deadline;
 3. The extension request must be in writing and include justification; and
 4. Unless otherwise noted, authority to grant extensions of time shall rest with the decision-making body that granted the original approval being extended.

5.03.11 Step 11: Subsequent applications

- A. **Permit Review.** The County Planning Department may periodically review all conditional use permits, except those for which all conditions have been permanently satisfied. The County Planning Department has the power to inspect the land or structure where any conditional use is located in order to determine if the landowner is complying with the conditions of the conditional use permit.
- B. **Revocation of Permit.** If the landowner is not complying with all of the conditions of any approved permit, the BoCC may revoke the permit and take such legal action it determines necessary to cause the termination of the activity on the land for which the permit was authorized.
- C. **Reapplication.** Following denial of an application, the decision-making authority shall not decide on the same or substantially the same application within one (1) year of the date of denial. The waiting period required by this Section may be waived in an individual case, for good cause shown, by the decision-making authority upon a written request by the applicant. When the decision-making authority is the Applicable Director, an administrative decision may be made on the request. When the decision-making authority is the BoCC, Planning and Zoning Commission, or Board of Adjustment, an affirmative vote of the majority of the members to waive the waiting period is required.

5.04 Development Plan Amendment

- A. **Purpose.** The purpose of a development plan amendment is to provide standards and requirements for amending or revising any section of the text and/or maps of the Natrona County Development Plan. The amendment process is established in order to provide flexibility in response to changing circumstances, to reflect changes in public policy, and to advance the general welfare of the County.
- B. **Applicability.** Amendments to the development plan may be initiated by an applicant, the Applicable Director, the Planning and Zoning Commission, or the BoCC. If initiated by an applicant to amend the Future Land Use Map of the Natrona County Development Plan, the request must represent a petition by a majority of the owner(s) of record or the contract purchaser(s) of the property, owning a majority of the assessed valuation of the area to be amended.
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#) are required.
 - 1. Step 1: Pre-application conference
 - 2. Step 2: Neighborhood meeting
 - 3. Step 3: Application submittal
 - 4. Step 4: Application completeness review
 - 5. Step 5: Application review
 - 6. Step 6: Notice of public hearing
 - 7. Step 7: Public hearing(s)
 - 8. Step 8: Decision and findings
- D. **Approval Criteria.** The BoCC may approve an application for a Development Plan Amendment if:
 - 1. The development plan amendment corrects an error or meets the challenge of some changing condition, trend, or fact;
 - 2. The development plan amendment is in response to changes in state law, as established through amendments to the Wyoming Statutes or by court decision;
 - 3. The development plan amendment constitutes a benefit to the County as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;
 - 4. The development plan amendment will not have a demonstrable adverse impact on the natural environment, including air, water, noise, stormwater management, wildlife, ~~scenic corridor views~~, and vegetation;
 - 5. The development plan amendment will not have a demonstrable adverse impact on existing conforming development patterns, standards, or zoning regulations; and

6. The development plan amendment will not have a demonstrable adverse impact on delivery by any jurisdiction or agency providing public services in the County, including school districts.

5.05 Zoning Resolution Text Amendment

- A. **Purpose.** The purpose of the Zoning Resolution Text Amendment process is to publicly review a revision to this Zoning Resolution in response to changing circumstances, to reflect changes in public policy, and to advance the general health, safety, and welfare of the County.
- B. **Applicability.** Amendments to the text of the Zoning Resolution may be initiated by an applicant, the Applicable Director, the Planning and Zoning Commission, or the BoCC.
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required:
 1. Step 1: Pre-application conference
 2. Step 2: Neighborhood meeting
 3. Step 3: Application submittal
 4. Step 4: Application completeness review
 5. Step 5: Application review
 6. Step 6: Notice of public hearing
 7. Step 7: Public hearing(s)
 8. Step 8: Decision and findings.
- D. **Approval Criteria.** The BoCC may approve an application for a Zoning Resolution Text Amendment if:
 1. Is consistent with the purposes and organization of this Zoning Resolution;
 2. Improves the consistency of the Zoning Resolution with other provisions of the Zoning Resolution;
 3. Provides flexibility for landowners within standards that clearly define desired character;
 4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation;
 5. Is consistent with the Natrona County Development Plan; and
 6. Is consistent with other adopted County resolutions.

5.06 Zoning Map Amendment

- A. **Purpose.** The purpose of this section is to provide standards for changing the boundaries of any zoning district or the zone classification of any parcel of land. The purpose is not to relieve particular hardships or confer special privileges or rights on any person, but to allow adjustments to the Official Zoning Map in response to changing circumstances, to reflect changes in public policy, and to advance the general welfare of the County.

- B. **Applicability.** Amendments to the Official Zoning Map may be initiated by an applicant, the Applicable Director, the Planning and Zoning Commission, or the BoCC. If initiated by an applicant to amend the Official Zoning Map, the request must represent a petition by a majority of the owner(s) of record or the contract purchaser(s) of the property, owning a majority of the assessed valuation of the area to be rezoned.
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required.
1. Step 1: Pre-application conference
 2. Step 2: Neighborhood meeting
 3. Step 3: Application submittal
 4. Step 4: Application completeness review
 5. Step 5: Application review
 6. Step 6: Notice of public hearing
 7. Step 7: Public hearing(s)
 8. Step 8: Decision and findings
- D. **Approval Criteria.** The advisability of amending the text of this Zoning Resolution is a matter committed to the legislative discretion of the BoCC and is not controlled by any one factor. In deciding to adopt or deny a proposed Zoning Resolution text amendment the BoCC may consider:
1. Is consistent with the purpose and organization of this Zoning Resolution;
 2. Is consistent with the Natrona County Development Plan;
 3. Is necessary to address changing area change in conditions or a public necessity; and
 4. Is consistent with other adopted County resolutions.

5.07 Conditional Use Permit

- A. **Purpose.** The purpose of a conditional use permit is to individually and publicly review the configuration, density, and intensity of a use which is generally compatible with the character of a zone but requires additional, site-specific conditions to limit and mitigate adverse effects to the desired future character of the zoning district.
- B. **Applicability.** A conditional use permit may be sought for any zoning district of this Resolution that permits the use subject to conditional use review, as established by [Table 4.02-2, Table of Allowable Uses](#).
- C. **Violations.** No unresolved zoning violations related or unrelated to the proposed conditional use may exist on the property for which a conditional use permit application is submitted.
- D. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required.
1. Step 1: Pre-application conference

2. Step 2: Neighborhood meeting
 3. Step 3: Application submittal
 4. Step 4: Application completeness review
 5. Step 5: Application review
 6. Step 6: Notice of public hearing
 7. Step 7: Public hearing(s)
 8. Step 8: Decision and findings
- E. **Approval Criteria.** Conditional use permits shall be approved upon finding that:
1. Granting the conditional use permit will not contribute to an overburdening of County services;
 2. Granting the conditional use permit will not cause ~~undue~~ substantial or unmitigated traffic, parking, ~~population density~~, or environmental problems;
 3. Granting the conditional use permit will not impair the use of adjacent property or alter the character of the neighborhood;
 4. Granting the conditional use permit will not detrimentally affect the public health, safety and welfare, or nullify the intent of the Land Use Plan or this Zoning Resolution;
 5. The conditional use complies with the use specific standards of Chapter 4 and the zoning district;
 6. The conditional use complies with all other relevant standards of this Zoning Resolution and all other County resolutions; and
 7. The conditional use is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
- F. **Effect.** A conditional use permit runs with the land and does not terminate when the property is sold. A new owner succeeds to the benefits enjoyed by the former owner under the conditional use permit issued to them and is subject to the limitations or conditions of approval specified in the conditional use permit.
- G. **Expiration.** A conditional use permit shall become void ~~one (1) year~~ twelve (12) months after it was granted unless:
1. The associated land use is established and has not been operationally discontinued or abandoned for a period of ~~one hundred eighty (180) consecutive days~~ twelve (12) consecutive months or more;
 2. The physical development or use enabled by the conditional use permit is in review or implementation; or
 3. An alternate expiration is set through the approval of the conditional use permit.

5.08 Wireless Communications Facilities

- A. **Applicability.** This section establishes procedures and application requirements for Wireless Communications Facilities ([Section 4.10.20](#)). The definitions established in [Section 4.10.20](#) apply to this section.
- B. **Review and Approval Process for New Wireless Communications Towers.**
1. **Applicability.** This Subsection applies to Conditional Use Permit or Zoning Certificate review for new Wireless Communications Towers based on the applicable standards set out in [Chapter 4](#). A Conditional Use Permit or Zoning Certificate is required to construct a new Wireless Communications Tower in the right-of-way and on private property. These requirements for new Wireless Telecommunications Towers do not apply to modifications to existing Wireless Communications Towers, new Small Wireless Facilities, or new DAS.
 2. **Preapplication Conference.** An informal preapplication conference will be scheduled and conducted between the applicant and the County Planning Department. The purpose of the conference is to share information about the proposed application(s), identify and resolve questions and conflicts, discuss any proposed variances to the requirements contained in this Resolution, and make a preliminary determination as to the amount of escrow required.
 3. **Informal Neighborhood Meeting.** Property owners within a one-mile radius of the proposed site(s) will be invited to attend an informal meeting to share information about the proposed applications(s), and to identify and resolve questions and conflicts.
 4. **Balloon Test.** The application shall include a “balloon test” as described below, unless the Applicable Director determines that this is not needed to assess the Tower’s visual impact. The applicant shall arrange to fly, or rise upon a temporary mast, at least three (3) foot in diameter brightly colored balloons at the maximum height of the proposed new Tower. The dates, (including a second date, in case of poor visibility on the initial date) times and location of this balloon test must be advertised by the applicant seven (7) and fourteen (14) days in advance of the first test date in a newspaper with a general circulation in the County. The applicant shall inform the County, in writing, of the dates and times of the test, at least fourteen (14) days in advance. The balloon must be flown for at least four (4) consecutive hours sometime between 7:00 a.m. and 4:00 p.m. on the dates chosen. The primary date must be on a weekend, but in case of poor weather on the initial date, the secondary date may be on a weekday. The applicant may propose, and the Applicable Director may approve in writing, an alternative means or technology that accomplishes the same purposes as the “balloon test.”
 5. **Alternative Sites.**
 - a. The applicant shall submit a written report demonstrating the applicant’s review of the locations in order of priority, demonstrating the technological reason for the site selection. If the application includes a site of lower priority, the applicant must provide a detailed written explanation as to why sites of a higher priority were not selected.

- b. The applicant shall submit a comprehensive report inventorying existing Towers and other suitable structures within four (4) miles of the location of any proposed new Tower, unless the applicant can show that another distance is more reasonable and demonstrate conclusively why an existing Tower or other suitable structure cannot be used.
 - c. An applicant intending to locate on an existing Tower or other suitable structure shall document the intent of the existing owner to permit its use by the applicant.
6. All applications for the construction or installation of new WCFs shall contain the information below. The application must be signed by an authorized individual on behalf of the applicant. Any required certification shall bear the signature and seal of a Professional engineer licensed in the State of Wyoming. The Application shall include the following information:
- a. Documentation that demonstrates the need for the WCF to provide service within the County. That documentation shall include propagation studies of the proposed site and all adjoining planned, proposed, in-service or existing sites, including all modeling information used to derive the propagation studies and copies of equipment cut sheets;
 - b. The Name, address and phone number of the person preparing the report;
 - c. The Name, address, and phone number of the property owner, operator, and applicant and the legal form of the applicant;
 - d. The Postal address and tax map parcel number of the property;
 - e. The Zoning District or designation in which the property is situated;
 - f. Size of the property stated both in square feet and lot line dimensions, and a diagram showing the location of all lot lines;
 - g. The Location of nearest residential structure;
 - h. The Location, size and height of all structures on the property which is the subject of the Application;
 - i. The Location, size and height of all proposed and existing antennae and all appurtenant structures;
 - j. The Type, locations and dimensions of all proposed and existing landscaping, and fencing;
 - k. The number, type and design of the Tower(s) and Antenna(s) proposed and the basis for the calculations of the Tower's capacity to accommodate multiple users;
 - l. The make, model and manufacturer of the Tower and Antenna(s);

- m. A description of the proposed Tower and Antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre- existing grade, materials, color and lighting;
- n. The frequency, modulation and class of service of radio or other transmitting equipment;
- o. The actual intended transmission and the maximum effective radiated power of the Antenna(s);
- p. Direction of maximum lobes and associated radiation of the Antenna(s);
- q. Certification that the NIER levels at the proposed site are within the threshold levels adopted by the FCC in the form and format required by the County or its consultant;
- r. Certification that the proposed Antenna(s) will not cause interference with other Telecommunications devices;
- s. A copy of the FCC license applicable for the intended use of the WCFs;
- t. Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WCFs on the proposed site.
- u. A written copy of an analysis, completed by a qualified individual or organization, to determine if the Tower or existing structure intended to support wireless facilities requires lighting under FAA Regulation Part 77. This requirement is for any new Tower or for an existing Tower or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence must be provided in a timely manner.
- v. For a new Tower, a written report demonstrating the applicant's meaningful efforts to secure shared use of existing Tower(s) or the use of alternative buildings or other structures within the County, including copies of written requests and responses for shared use and any letters of rejection stating the reason for rejection.
- w. The applicant's certification that the Telecommunications Structure, including any foundation and attachments, are designed and will be constructed to meet all local, County, State and Federal structural requirements for loads (including wind and ice loads).
- x. The applicant's certification that the WCFs will be effectively grounded and bonded to protect persons and property and installed with appropriate surge protectors.

- y. If the Applicable Director determines that ~~this~~ additional information is needed to evaluate the WCF's impacts on air quality, water resources, habitat, or visual impacts, an Environmental Assessment Analysis will be required. Based on the results of the Analysis, the Applicable Director may require submission of a more detailed visual analysis. The scope of the required Environmental Assessment will be reviewed at the pre-application meeting.
- z. A Visual Impact Assessment, which shall include:
 - i. A "Zone of Visibility Map" to determine locations from which the Tower may be seen.
 - ii. Pictorial representations of "before and after" views from key viewpoints both inside and outside of the County as appropriate, including state highways and other major roads; state and local parks; other public lands; historic districts; preserves and historic sites normally open to the public; and from any other location where the site is visible to a large number of visitors, travelers or residents. Guidance will be provided, concerning the appropriate key sites at a pre-application meeting.
 - iii. An assessment of the visual impact of the Tower base, guy wires and accessory structures from abutting and adjacent properties and streets as relates to the need or appropriateness of screening.
 - iv. A demonstration in writing and/or by drawing how the WCF is effectively screened from view, including the base and all related facilities and structures of the proposed WCFs.
- 7. All representations made by the applicant to the County on the record during the Application process, whether written or verbal, are deemed a part of the Application and may be relied upon in good faith by the County.
- 8. Pursuant to W.S. 16-4-203(a), confidential information or trade secrets submitted as part of the permit application will not be considered as part of the public record in the matter, and are, to the extent allowed by Wyoming statute, exempt from public disclosure. applicant shall clearly label that information as confidential or trade secret. This information, while not released to the public, may be exchanged and considered by and among the County Planning Department, the Planning and Zoning Commission and/or the BoCC, their employees, agents and contractual experts.
- 9. A holder of a Conditional Use Permit or Zoning Certificate granted under this Resolution shall obtain, at its own expense, all permits and licenses required by applicable Law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the County or other governmental entity or agency having jurisdiction over the applicant.
- 10. An applicant shall submit to the County the number of completed Applications determined to be needed at the pre-application meeting. Written notification of the Application must be provided to the legislative body of all adjacent municipalities and to

the County Planning Department. Failure to abide by the conditions outlined above is grounds for revocation of the Conditional Use Permit or Zoning Certificate for the Tower.

11. The holder of a Conditional Use Permit or Zoning Certificate shall notify the County of any intended modification of a Wireless Telecommunication Facility and shall apply to the County to modify, relocate or rebuild a WCF.

C. Modifications to Existing Towers and Collocation on Existing Structures.

1. **Applicability.** This Subsection applies to Zoning Certificate applications for modifications to existing Towers and to collocation of antennas on an existing Tower based on the Standards set out in [Section 4.10.20 Wireless Communications Facilities](#). A Zoning Certificate is required for modifications to existing Towers and to collocation of antennas on an existing Tower in the right-of-way and on private property.
2. **Interpretation.** The intent of this Subsection is to comply with applicable federal requirements. This Subsection will be implemented, enforced, and construed in accordance with these requirements. If there is a conflict, applicable federal law governs.
3. **Major and Minor Modifications.** The procedures of this Subsection differ for Major and Minor Modifications to existing Towers and collocations of an antenna on an existing Tower.
 - a. **Major Modifications.** Major modifications are changes to existing communications Towers or communications antennas that result in a substantial increase to the existing structure.
 - b. **Minor Modifications.** Minor modifications are modifications to existing communications Tower involving the collocation of new transmission equipment, the removal of transmission equipment, or replacement of transmission equipment that does not result in a substantial increase in the facility and the Tower. Minor Modification review implements federal regulations relating to expediting review for eligible facilities requests codified in 47 CFR § 1.6100.
 - c. **Substantial Increases.** For the purposes of this Subsection, a substantial increase to an existing structure occurs when:
 - i. For Towers other than Towers in the public rights-of-way, the application increases the height of the Tower by more than ten (10) percent or by the height of one (1) additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater. For other eligible support structures, the application increases the height of the structure by more than ten (10) percent or more than ten (10) feet, whichever is greater;
 - ii. For Towers other than Towers in the public rights-of-way, the application involves adding an appurtenance to the body of the Tower

that would protrude from the edge of the Tower more than twenty feet, or more than the width of the Tower structure at the level of the appurtenance, whichever is greater. For other eligible support structures, the application involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six (6) feet;

- iii. For any eligible support structure, the application involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets. For Towers in the public rights-of-way and base stations, the application involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or involves installation of ground cabinets that are more than ten (10) percent larger in height or overall volume than any other ground cabinets associated with the structure;
- iv. The application entails any excavation or deployment outside of the current site. However, for Towers other than Towers in the public rights-of-way, any excavation or deployment of transmission equipment outside of the current site by more than thirty (30) feet in any direction is a “substantial increase.” The site boundary from which the thirty (30) feet is measured excludes any access or utility easements currently related to the site;
- v. The application would defeat the concealment elements of the eligible support structure; or
- vi. The application does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment. However, this limitation does not apply to any modification that is non-compliant but within the thresholds identified in Paragraphs 1 through 4, above.

4. **Application Requirements in General.**

- a. Eligibility. An application for a Zoning Certificate for modifications to existing Towers and to collocation of antennas on an existing Tower may be initiated by:
 - i. A Wireless Provider;
 - ii. An agent of a Wireless Provider; or
 - iii. If the applicant is not a Wireless Provider or its agent, the applicant must submit evidence that a Wireless Provider as defined in this Code has executed an agreement to operate the Small Wireless Facility or DAS.
- b. Requirements. An application for a Zoning Certificate for modifications to existing Towers and to collocation of antennas on an existing Tower application:

- i. Must be filed with the County Planning Department on an application form provided by the County Planning Department; and
 - ii. Must include all submittal requirements for modifications to existing Towers and to collocation of antennas on an existing Tower outlined in this Subsection.
- c. Information Updates. Any amendment to information contained in an Application must be submitted in writing to the County Planning Department within ten (10) business days after the change necessitating the amendment.
- d. Completeness Review. The County will not process incomplete applications. The Applicable Director will review Applications for completeness and determine whether the Application is complete. The Administrator will transmit the determination to the applicant within thirty (30) business days of the application's filing date.
 - i. If the Applicable Director determines that the Application is not complete, the Administrator will specify those parts of the application that are incomplete and will indicate how they can be made complete, including a list and description of the information needed to complete the Application.
 - ii. If the Applicable Director informs the applicant of an incomplete Application within thirty days of the day the application was received, the overall timeframe for review under this Part is suspended until the applicant provides the requested information.
 - iii. If the applicant supplements the application with additional information, the Applicable Director will review additional information for completeness and determine whether the Application is complete. The Administrator will transmit the determination to the applicant within ten (10) business days.
- e. Expiration of Application. If the applicant fails to provide all required information within sixty (60) days of the application filing date, then the application expires and must be re-filed for any further consideration.

~~e.~~

5. Applications for Minor Modifications.

- a. Submittals. The Application must include:
 - i. A statement from the applicant or the applicant's agent that the proposed modifications meet the definition of a minor modification;
 - ii. A site plan showing property boundaries, zoning district and required setbacks, existing structures, latitude and longitude, and zoning and uses of adjacent property. The site plan must also indicate the Tower

location, site elevation, Tower height, guy anchors, driveway, and parking, fencing, and landscaping;

- iii. Manufacturer's typical specifications for the proposed structure and antenna, including design characteristics and material. Design characteristics must be sufficient for building permit review of wind and ice loading and foundation requirements;
- iv. A Statement from a duly licensed engineer in Wyoming that:
 - (1) The additional loading on the Tower will not exceed the Tower's design as previously submitted; or
 - (2) Detailing the changes that will be made to the Tower to accommodate the additional antenna(s).

b. Decision on Application.

- i. An Application meeting the criteria for a minor modification will be approved by the Applicable Director. An application that is determined not to meet the criteria for a minor modification will be reviewed as a major modification.
- ii. The Applicable Director will issue a written decision granting or denying a Zoning Certificate for an application for a minor modification within sixty (60) days of the submission of the initial application unless:
 - (1) The Applicable Director notified the applicant that its Application was incomplete within thirty (30) days of filing. If so, the remaining time from the 60-day total review time is suspended until the applicant provides the missing information; or
 - (2) An extension of time is agreed to by the applicant.

iii. The Applicable Director will provide the applicant with written justification for the denial. A denial will be based on substantial evidence of inconsistencies between the application and applicable standards.

iii.

6. **Applications for Major Modifications.**

- a. Submittals. The Application must include the following:
 - i. A site plan showing property boundaries, zoning district and required setbacks, existing structures, latitude and longitude, and zoning and uses of adjacent property. The site plan must also indicate the Tower location, site elevation, Tower height, guy anchors, driveway, and parking, fencing, and landscaping;

- ii. Written authorization from the owner of the site, if the applicant is not the owner;
 - iii. A site-impact analysis, such as balloon modeling, computer generated renderings of the location, photographs with superimposed scaled renditions of the modified Tower or other such submittals showing the potential visual and aesthetic impact of the proposed modifications to the communication Tower on properties and uses within two thousand six hundred forty (2,640) feet of the Tower site;
 - iv. A list of other users of the Tower;
 - v. A certification from a professional engineer licensed in Wyoming that the proposed installation, including the Tower, antenna(s), and appurtenances, including any accessory structures, meet the requirements of the building codes, including those for wind and ice loading. Manufacturer sealed certifications may be sufficient to satisfy the engineer's certification requirement. When manufacturer sealed certifications are submitted to satisfy the engineer's certifications requirement, the contractor must certify on the approved site plan that the installation will comply with the manufacturer's sealed certifications and/or specifications;
 - vi. Manufacturer's typical specifications for the proposed structure and antenna, including design characteristics and material. Design characteristics must be sufficient for building permit review of wind and ice loading and foundation requirements;
 - vii. A certification that the proposed Tower meets all applicable Federal Communication Commission rules and will be operated in compliance with Federal Communication Commission rules and regulations;
 - viii. A copy of the FCC license or other evidence of FCC approval of the proposed installation. If applicant has not applied for FCC license(s), applicant shall indicate what service(s) are to be provided by reference to FCC license application or other FCC standards and/or requirements. If no FCC license is required, applicant must indicate the purpose of the Tower; and
 - ix. A copy of FCC form 854, Application for Antenna Structure Registration or the same information in a similar format if the Tower is not subject to FCC registration. Any information on form 854 may be referenced on other documents.
- b. Decision on Application.
- i. The Applicable Director will approve or deny an Application for a Major Modification using the standards and requirements for new communications Towers in this Section.

- ii. The Applicable Director will issue a written decision granting or denying a Zoning Certificate for an application for a minor modification within 90 days of the submission of the initial application unless:
 - (1) The Applicable Director notified the applicant that its Application was incomplete within thirty (30) days of filing. If so, the remaining time from the 90-day total review time is suspended until the applicant provides the missing information; or
 - (2) An extension of time is agreed to by the applicant.
- iii. The Applicable Director will provide the applicant with written justification for the denial. A denial will be based on substantial evidence of inconsistencies between the application and applicable standards.

D. Small Wireless Facilities and Distributed Antenna Systems.

1. **Applicability.** This Subsection applies to Zoning Certificate applications for Small Wireless Facilities and Distributed Antenna Systems ("DAS") based on the Standards set out in [Section 4.10.20 Wireless Communications Facilities](#). A Zoning Certificate is required to collocate Small Wireless Facilities and DAS and to install a new, modified, or replacement Pole or support structure associated with a Small Wireless Facility and DAS in the right-of-way and on private property.
2. **Interpretation.** The intent of this Subsection is to comply with applicable federal requirements. This Subsection will be implemented, enforced, and construed in accordance with these requirements. If there is a conflict, applicable federal law governs.
3. **Applications.**
 - a. **Eligibility.** A Small Wireless Facility or DAS application may be initiated by:
 - i. A Wireless Provider;
 - ii. An agent of a Wireless Provider; or
 - iii. If the applicant is not a Wireless Provider or its agent, the applicant must submit evidence that a Wireless Provider as defined in this Code has executed an agreement to operate the Small Wireless Facility or DAS.
 - b. **Requirements.** A Small Wireless Facility or DAS application:
 - i. Must be filed with the County Planning Department on an application form provided by the County Planning Department;
 - ii. Must include all submittal requirements for Small Wireless Facilities and DAS outlined in this Subsection; and

- iii. Will include concurrent review for a Building Permit and other necessary development permits. An additional filing fee for a Building Permit will not be required.
- c. Submittals. The Application must include the following:
 - i. The applicant's name, address, telephone number, and email address, including emergency contact information for the applicant;
 - ii. The names, addresses, telephone numbers, and email addresses of all consultants, if any, acting on behalf of the applicant with respect to the filing of the application;
 - iii. A general description of the proposed work and the purposes and intent of the proposed facility. The scope and detail of such description must be appropriate to the nature and character of the physical work to be performed, with special emphasis on those matters likely to be affected or impacted by the physical work proposed;
 - iv. Detailed construction drawings regarding the proposed use of the right-of-way;
 - v. To the extent the proposed facility involves collocation on a Pole or support structure, a structural report performed by a duly licensed engineer in Wyoming evidencing that the Pole or support structure will structurally support the collocation, or that the Pole or support structure may and will be modified to meet structural requirements, in accordance with applicable codes;
 - vi. For any new aboveground facilities, visual depictions or representations that are not included in the construction drawings;
 - vii. Information indicating the approximate horizontal and vertical locations, relative to the boundaries of the right-of-way, of the Small Wireless Facility or DAS for which the application is being submitted;
 - viii. If the Application is for the installation of a new Pole or replacement of a Pole, a certification that the Wireless Provider has determined after diligent investigation that it cannot meet the service objectives of the Application by collocating on an existing Pole or support structure on which:
 - (1) The Wireless Service Provider has the right to collocate subject to reasonable terms and conditions; and
 - (2) The collocation would be technically feasible and would not impose significant additional costs. The Wireless Service Provider shall certify that it has made that determination in good faith, based on the assessment of an engineer licensed in Wyoming, and shall provide a written summary of the basis for the determination.

- ix. If the Small Wireless Facility of DAS will be collocated on a Pole or support structure owned by a third party, other than a County Pole, a certification that the Wireless Provider has permission from the owner to collocate on the Pole or support structure;
- x. For any applicant that is not a Wireless Service Provider, an attestation that a Wireless Service Provider has requested in writing that the applicant collocate the Small Wireless Facilities or DAS at the requested location.
- d. Information Updates. Any amendment to information contained in an Application must be submitted in writing to the County Planning Department within 10 business days after the change necessitating the amendment.
- e. Consolidated Applications.
 - i. Limitations on Consolidated Applications. An applicant seeking to collocate Small Wireless Facilities or DAS may submit a single consolidated Application for:
 - (1) A geographic area no more than two (2) miles in diameter; and
 - (2) No more than twenty (20) Small Wireless Facilities.
 - ii. Separate Applications Required. All other Small Wireless Facilities and DAS must be the subject of a separate Application.
- f. Encroachment Permit Required. Prior to Zoning Certificate approval, Small Wireless Facilities and DAS proposed in a right-of-way must receive an encroachment permit from the respective entities that control the right-of-way.
- g. Review of Applications.
 - i. In General. The County will not process incomplete applications.
 - ii. Completeness Review. The Applicable Director will review Applications for completeness and determine whether the Application is complete. The Administrator will transmit the determination to the applicant within ten (10) business days of the application's filing date.
 - (1) If the Applicable Director determines that the Application is not complete, the Administrator will specify those parts of the application that are incomplete and will indicate how they can be made complete, including a list and description of the information needed to complete the application.
 - (2) If the Applicable Director informs the applicant of an incomplete Application within ten (10) days, the overall timeframe for review under this Subsection will reset when the applicant provides the requested information.

- (3) If the applicant supplements the application with additional information, the Applicable Director will review additional information for completeness and determine whether the application is complete. The Administrator will transmit the determination to the applicant within ten (10) business days.
- h. Expiration of Applications. If the applicant fails to provide all required information within sixty (60) days of the Application filing date, then the Application expires and must be re-filed for any further consideration.
 - i. Permitting of Consolidated Applications. The applicant may receive a single Zoning Certificate for the collocation of multiple Small Wireless Facilities or DAS with a consolidated application.
 - j. Effect of Denial. The denial of one or more Small Wireless Facilities or DAS in a consolidated application will not delay processing of any other Small Wireless Facilities or DAS in the same consolidated application. Solely for purposes of calculating the number of Small Wireless Facilities or DAS in a consolidated application, a Small Wireless Facility or DAS includes any Pole on which a Small Wireless Facility or DAS will be collocated.
 - k. Compliance with Other Requirements. The Zoning Certificate granted under this Subsection constitutes the building permit for the Small Wireless Facilities or DAS and Poles. The applicant is not required to obtain or pay for a separate building permit. The general requirements for all structures are applicable to Small Wireless Facilities and DAS. All applicable health, nuisance, noise, fire, building, and safety code requirements apply in addition to the specific requirements of this Subsection.
 - l. Timing of Installation. Installation or collocation for which a permit is granted pursuant to this Subsection must be completed within one year of the permit issuance date unless the County and the applicant agree to extend this period, or a delay is caused by the lack of commercial power or the lack of communications facilities to be provided to the site by an entity that is not an affiliate, as that term is defined in 47 U.S.C. Section 153(2), of the applicant.
 - m. Effect and Term of Permit.
 - i. Approval of an Application authorizes the applicant to:
 - (1) Undertake the installation or collocation; and
 - (2) Subject to applicable relocation requirements and the applicant's right to terminate at any time, operate and maintain the Small Wireless Facilities or DAS and any associated Pole covered by the permit for up to ten (10) years. The Applicable Director may renew this period for equivalent durations if the installation or collocation complies with the criteria set forth in this Resolution and the permit

- ii. The Applicable Director may review the permit every five (5) years pursuant to this Section.
 - n. Conditions and Obligations. Any conditions contained in a permit apply for the entirety of the permit term and include a duty to maintain and replace components as necessary to ensure continued compliance.
 - o. Recordkeeping. The Applicable Director shall maintain a record of all Small Wireless Facility and DAS applications and related materials. A copy will be furnished upon a written request of any person.
4. **Collocation on Existing Structure.**
- a. Decision. The Applicable Director will issue a written decision granting or denying Zoning Certificate for an application for collocation of a Small Wireless Facility or DAS on an existing Pole within sixty (60) days of the submission of the initial Application unless:
 - i. The Applicable Director notified applicant that its application was incomplete within ten (10) days of filing. If so, the 60-day total review time is reset when the applicant provides the missing information; or
 - ii. An extension of time is agreed to by the applicant.
 - b. The Applicable Director will provide the applicant with written justification for the denial. A denial will be based on substantial evidence of inconsistencies between the Application and applicable standards.
 - c. The Applicable Director will approve or deny an Application for a Small Wireless Facility or DAS using the standards and requirements of this Section.
 - d. The Building Official will issue a building permit if the proposed Small Wireless Facility or DAS complies with the standards of the Building Regulations.
5. **Installation of New Poles.**
- a. Decision. The Applicable Director will issue a written decision granting or denying a zoning certificate for an Application for the construction of a new Pole and the collocation of a Small Wireless Facility on a new Pole within ninety (90) days of the submission of the initial application unless:
 - i. The Applicable Director notifies the applicant that their application is incomplete within ten (10) days of filing. If so, the total 90-day review time is reset when the applicant provides the missing information; or
 - ii. An extension of time is agreed to by the applicant.
 - b. The Applicable Director will approve or deny an application for a Small Wireless Facility using the standards and requirements of [Section 4.10.20](#).
 - ~~c.~~ The Building Official will issue a building permit if the proposed Small Wireless Facility or DAS complies with the standards of the adopted building codes.

c.

E. Effective Prohibition Claims.

1. **Applicability.** If the standards in subsection 2 apply, the decision-making body or appeal authority for a Conditional Use Permit or Zoning Certificate ([Table 5.02-1, Summary Table of Procedures](#)) may:
 - a. Approve a WCF in a zoning district where it is otherwise not allowed. If the applicant requests approval of a Wireless Communications Facilities, Communication Tower I, a Conditional Use Permit or Zoning Certificate is required. If the applicant requests approval of a Wireless Communications Facilities, Communication Tower II, a Zoning Certificate is required.
 - b. Grant an exception to any requirement of [Section 4.10.20](#) to the extent needed to comply with the standards in subsection 2 below.
2. **Standards.** The applicant shall demonstrate all of the following:
 - a. The Wireless Communications Facility or modification is necessary to close a significant gap in the wireless provider's personal wireless service. For purposes of this subsection, "significant gap" means a gap in a wireless provider's own personal wireless services that is demonstrably significant based on scientifically valid and reliable data and other substantial evidence.
 - b. There is no less intrusive means to close that significant gap that more closely meets the purpose, intent, and findings of this [Section 4.10.20](#).
 - c. No feasible alternative exists to close the significant gap.
 - d. If the application requests a WCF in a district where it is not otherwise allowed, the provider's existing WCFs lack the capacity to service the wireless users except by the installation of one or more WCF sites in the otherwise prohibited locations.

F. Application Fee.

1. An applicant shall pay a non-refundable application fee for applications under this Section, based on the County's adopted fee schedule, at the time the Application is submitted.
2. No application fee is required to re-certify a Permit for WCFs, unless there are visible modifications of the WCF since the date of the issuance of the existing Permit that are not authorized by a modification to the Permit. The fees provided in Subsection (1) apply to any modification.
3. Non-commercial users shall pay a non-refundable registration fee, as determined by the County. This fee will be in addition to other fees assessed by the County, such as building and electrical permit fees.

G. Retention of Expert Assistance and Reimbursement by applicant.

1. If the County determines that a consultant is necessary for adequate review, the County will advise the applicant. The applicant will be given the opportunity to alleviate any concerns that the County has through the provision of additional information or further certification by an engineer licensed in the State of Wyoming. If the County still feels it necessary to obtain that assistance, the County will advise the applicant of the

estimated cost for that expertise. The County shall notify the applicant of its decision and the applicant may proceed with the application, including the cost for that expertise, or withdraw the application.

2. If the applicant agrees to proceed with the application process, the applicant shall deposit an amount with the County necessary to reimburse the County for the cost of the consultant and expert evaluation. The County will maintain a separate escrow account for those funds. The County's consultant/expert shall invoice the County for its services. Those invoices are subject to approval by the County Planning Department. The County Planning Department will provide the applicant with copies of those invoices approving and remitting payment. If the applicant feels those charges are unreasonable, the applicant will be allowed to appear before the Natrona County Planning and Zoning Commission at its next work or official meeting session to voice its objections.

H. Recertification of a Permit for WCFs.

1. Between twelve (12) months and six (6) months prior to the five (5) year anniversary date after the effective date of the Conditional Use Permit or Zoning Certificate and all subsequent five (5) year anniversaries of the effective date of the original Conditional Use Permit or Zoning Certificate for WCFs, the Permit holder for the Wireless Telecommunication Facilities shall submit a signed written request to the County for recertification that includes:
 - a. The name of the holder of the Permit for the WCFs;
 - b. If applicable, the number or title of the Permit;
 - c. The Permit's date of approval;
 - d. Whether the WCFs have been moved, re-located, rebuilt, or otherwise visibly modified since the issuance of the Permit and if so, in what manner;
 - e. If the WCFs have been moved, re-located, rebuilt, or otherwise visibly modified, whether the County approved that action, any terms and conditions of that approval, and whether those terms and conditions were complied with;
 - f. That the WCFs are in compliance with the Permit and all applicable codes, Laws, rules and regulations;
 - g. For Wireless Communications Towers, a certification (at the applicant's cost) that the Tower and attachments are designed and constructed and continue to meet all local, County, State and Federal structural requirements for loads, including wind and ice loads by a Professional Engineer licensed in the State; and
 - h. Requested recertification information and documentation must be accompanied by a recertification fee in an amount determined by the County, made payable to the Natrona County Treasurer, by each WCF owner within twelve (12) and six (6) months prior to each successive five (5) anniversary of the effective date of the original Permit for each WCF.

2. If, after that review, the County determines that the permitted WCFs comply with the Permit and all applicable statutes, laws, local laws, resolutions, codes, rules and regulations, then the Applicable Director will issue a recertification of the Permit for the WCFs. This may include any new provisions or conditions that are mutually agreed upon, or that are required by applicable statutes, laws, resolutions, codes, rules or regulations. If the permitted WCFs are not in compliance with the Permit and all applicable statutes, laws, resolutions, codes, rules and regulations, the County may refuse to issue a recertification Permit for the WCFs. In that event, those WCFs shall not be used after the date that the applicant receives written notice of the decision by the County until the Facility is brought into compliance. Any decision requiring the cessation of use of the Facility or imposing a penalty will be in writing and supported by substantial evidence contained in a written record and will be promptly provided to the Facility's owner.
3. If the applicant submits all of the information requested and required by this Resolution, and if the review is not timely completed prior to the five (5) year anniversary date of the Permit, or subsequent five (5) year anniversaries, the applicant for the permitted WCFs shall receive an extension of the Permit for up to six (6) months to allow for completion of the review.
4. If the holder of a Permit for WCFs does not submit a timely request for recertification of the Permit, the Permit and any authorizations granted by the Permit will cease to exist on the date of the fifth anniversary of the original granting of the Permit, or subsequent five (5) year anniversaries unless the Permit holder adequately demonstrates that extenuating circumstances prevented a timely recertification request. If the County agrees that there were legitimately, extenuating circumstances, the Permit holder may submit a late recertification request or Application for a new Permit.

5.09 Solar and Wind Energy Facilities

- A. **Application Requirements.** To obtain the permit required by W.S. 18-5-502, the owner or developer of a facility shall submit an application to the BoCC. The application shall:
1. Have signatures on the application from all surface property owners upon which the Solar Facility or WEF will be located.
 2. Provide evidence that reasonable efforts have been made to provide notice in writing to all owners of land within one (1) mile and all cities and towns located within twenty (20) miles of the facility. Notice shall include a general description of the project including its location, projected number and capacity of solar facilities or WEF, likely routes of ingress and egress and likely location of electric transmission and other facilities.
 3. General Scope. Relevant information on the project including general location of the project, timeframe for construction including the schedule for phasing, project life, markets for the electricity produced and status of power purchase agreement.
 4. Public Utility Information. Documentation that the proposed Solar Facility or WEF is owned or operated by the Public Utility and subject to the requirements of the Public Service Commission, if applicable.
 5. Summary of the Solar Facility or Wind Energy Facility. Provide a description of the project including its total nameplate generating capacity and a nameplate capacity for each module, the equipment manufacturer, types of solar modules, complete component list of the system, number of solar arrays, the maximum solar or WEF system height, and the distance between the ground and the top of the solar array or WEF.
 6. Social and Economic Report. The social and economic reporting requirements shall include the following:
 - a. The estimated amount of property, sales, and other taxes to be generated by the project in Natrona County.
 - b. Estimated local expenditures of construction materials in Natrona County.
 - c. The estimated number of construction jobs and estimated construction payroll.
 - d. Estimated number of local construction job opportunities.
 - e. Estimate the construction workforce spending in Natrona County.
 - f. Estimate the number of permanent jobs and estimated continuing payroll.
 7. Drawings, prepared by a qualified professional Surveyor Licensed in the State of Wyoming, prepared to a suitable scale on 24"X36" sheets.
 - a. Solar Facility or Wind Energy Facility boundary lines and property lines shall be shown.
 - b. Legal description of the project boundary.

- c. All existing and proposed structures, rights-of-ways, utility easements, and above and below ground facilities and utilities within the project scale.
 - d. All proposed and existing public and private access roads and turnout locations including dimensions.
 - e. Topographic line showing the existing topography of the project and surrounding area.
 - f. Fencing detail.
 - g. A complete electrical layout of the entire system including substations, transmission collector, and gathering lines and other ancillary facility components.
8. Drainage, Erosion, Dust Control, Grading and Vegetation Removal Plan prepared by a Wyoming Licensed Engineer which includes the following:
- a. Existing and proposed contours.
 - b. Existing wetlands and floodways.
 - c. Water management structures.
 - d. Drainage flow direction.
 - e. Effect on downstream and upstream properties.
 - f. Erosion mitigation and runoff control.
 - g. Dust control plan.
9. Waste Management Plan. A waste management plan that includes the inventory of estimated solid wastes to be generated and a proposed disposal program for the construction, operation and eventual decommissioning of the proposed facility.
10. Reclamation and Decommissioning Plan. Describe the decommissioning and final land reclamation to be followed after the anticipated useful life, or abandonment or termination of the project, including evidence of proposed commitments with affected parties (county, any lessor or property owner, etc.) that ensure proper final reclamation of the solar energy system. Bond shall name Natrona County as beneficiary.
11. Environmental Analysis. In the absence of a required state or federal agency environment review for the project (e.g. NEPA), the Planning and Zoning Commission and BoCC may require and environmental report in accordance with the Solar Facility and WEF regulations prepared by a licensed professional.
12. Visual Impacts, Appearance, and Scenic Viewsheds. Potential visual impacts may be caused by components of the project such as, but not limited to, mirrors, WEF Towers, cooling Towers, steam plumes, above ground electrical lines, accessory structures, access roads, utility trenches and installations, and alteration to vegetation. Those projects that are within scenic viewshed, utilize reflective components (e.g., exposed mirrors), shall provide a viewshed analysis of the project, including visual simulations of the planned structures. The number of visual simulations shall be sufficient to provide

adequate analysis of the visual impacts of the proposal, which shall be from no less than ten vantage points that together provide a view from all sides of the project. The County may require analysis from significantly more vantage points, such as different distances and sensitive locations.

13. The applicant shall provide an analysis from solar glare hazard analysis software for PV systems that provide a quantified assessment of when and where glare will occur throughout the year onto nearby properties and public roadways. If glare is predicted, the applicant shall provide mitigation measures to address the impacts of solar glare. Mitigation measures may include and are not limited to textured glass, antireflective coatings, screening, and angling of solar PV modules in a manner that reduces glare to surrounding land uses.
14. A traffic study if deemed necessary by the County Planning Department.
15. Provide evidence sufficient for the BoCC to determine if the proposed facility has adequate legal access. The application shall describe how private roadways within the facility will be marked as private roadways and shall acknowledge that Natrona County is not required to repair, maintain or accept any dedication of the private roadway to the public use.
16. Transportation Plan for Construction and Operation Phases. Indicate by description and map what roads the project will utilize during the construction and operation/maintenance phases of the project, along with their existing surface and condition. Specify any new road and proposed upgrade or improvements needed to the existing road system to serve the project. If significant impacts to the transportation system are anticipated, the County may require financial guarantees to ensure proper repair/restoration of roadways or other infrastructure damaged or degraded during construction or dismantling of the project.
17. Notice of Mineral Rights. Applicant(s) shall certify that notice has been provided to the record owners and claimants of mineral rights located on or under the lands where the proposed Solar Facility will be constructed. Such notice shall contain the location of the proposed project, underground wiring and may include notice by publication. The certification of notice shall be provided with the application. The notice shall comply with all standards and requirements adopted by the Wyoming Industrial Siting Council.

B. Hearing, Public Comment, Findings Necessary.

1. Any BoCC receiving an application to permit a facility shall hold a public hearing to consider public comment on the application no less than forty-five (45) days and not more than sixty (60) days after determining that the application is complete. Written comment on the application shall be accepted by the BoCC for not less than forty-five (45) days after determining that the application is complete.
2. Within forty-five (45) days from the date of completion of the hearing, the BoCC shall make complete findings, issue an opinion, render a decision upon the record either granting or denying the application and state whether or not the applicant has met the

standards required. The BoCC shall grant a permit if it determines that the proposed facility complies with all standards properly adopted by the BoCC.

- C. **Fees.** The fee for Solar Facility or WEF Conditional Use Permit shall be determined by the established County fee schedule.
- D. **Revocation or Suspension of Permit.** A permit may be revoked or suspended for violations pursuant to W.S. 18-5-511.

E. **Penalties for Violations.** Penalties under this chapter will be subject to W.S. 18-5-512.

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5.10 Temporary Use Permit

- A. **Purpose.** The purpose of a temporary use permit is to individually and publicly review the configuration, density, and intensity of a temporary use which is generally compatible with the character of a zone and will only be in use for a set amount of time.
- B. **Applicability.** A temporary use permit may be sought for any zoning district of this Resolution that permits the use subject to temporary use review, as established by [Table 4.02-2, Table of Allowable Uses](#).
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required. All other application steps are optional.
1. Step 3: Application submittal
 2. Step 4: Application completeness review
 3. Step 5: Application review
 4. Step 8: Decision and findings
- D. **Approval Criteria.** Temporary use permits shall be approved upon finding that:
1. Granting the temporary use permit will not contribute to an overburdening of County services;
 2. Granting the temporary use will not cause undue traffic, parking, population density, or environmental problems;
 3. Granting the temporary use permit will not impair the use of adjacent property or alter the character of the neighborhood;
 4. Granting the temporary use permit will not detrimentally affect the public health, safety and welfare, or nullify the intent of the Land Use Plan or this Zoning Resolution;
 5. The temporary use complies with the use specific standards of [Chapter 4](#) and the zoning district;
 6. The temporary use complies with all other relevant standards of this Zoning Resolution and all other County resolutions; and
 7. The temporary use is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
- E. **Expiration.** A temporary use approval issued pursuant to this section shall be limited to a maximum duration of one hundred eighty (180) consecutive calendar days per year, unless otherwise specifically authorized in the terms of the temporary use approval or as otherwise provided in this Zoning Resolution.

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5.11 Floodplain Development Permit

- A. **Purpose.** The floodplain development permit is intended to ensure that development in areas of special flood hazard comply with all applicable provisions of this Zoning Resolution and the County's adopted floodplain standards, located in [Section 3.07 Floodplain Regulations](#).
- B. **Applicability.** A floodplain development permit shall be obtained before construction or development begins within any area of special flood hazard. Applications shall be processed concurrently with building plan submittal or development review application.
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required. All other application steps are optional.
 - 1. Step 3: Application submittal
 - 2. Step 4: Application completeness review
 - 3. Step 5: Application review
 - 4. Step 8: Decision and finding
- D. **Approval Criteria.** Floodplain use permits shall be approved upon finding:
 - 1. All applicable provisions of this Section, of this Resolution; and
 - 2. All necessary permits have been obtained from any federal, state, and local governmental agencies from which prior approval is required.
- E. **Expiration.** A floodplain development permit shall become void one (1) year after it was granted unless the associated land use is established. One or more of the following criteria must be met to establish the use:
 - 1. A building permit has been issued and construction diligently pursued;
 - 2. A certificate of occupancy has been issued;
 - 3. The use has been physically established without requiring building permits, construction, or certificates of occupancy, and records exist and can be provided that demonstrate that the use has been in continuous operation; or
 - 4. The floodplain development permit has been renewed.

5.12 Zoning Certificate

- A. **Purpose.** The purpose of a zoning certificate is to certify that any proposed building(s), structure(s), or manufactured home(s) complies with all the provisions of this Resolution.
- B. **Applicability.** No building or structure shall be commenced, erected, or altered nor any building, electrical, or plumbing permit issued until a zoning certificate has been issued by the Applicable Director, with the following exceptions:
 - 1. Accessory structures, which are less than one hundred twenty (120) square feet [in commercial zones and two hundred \(200\) square feet in residential zones](#), do not require a permanent foundation, are not fixed to a permanent location on the ground, and are not attached to a building containing a permitted use, shall not require a zoning certificate; and

2. Also excluded are any internal renovations, which do not change the use of the building.
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required. All other application steps are optional.
1. Step 3: Application submittal
 2. Step 4: Application completeness review
 3. Step 5: Application review
 4. Step 8: Decision and findings
- D. **Approval Criteria.** Zoning certificates shall be approved upon finding the proposed construction and application:
1. Complies with the use specific standards of [Chapter 4](#) and the zoning district;
 2. Complies with the requirements of the Natrona County Subdivision Resolution;
 3. Complies with the requirements of the Casper/Natrona Health Department Rules and Regulations;
 4. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals; and
 5. Complies with all other relevant standards of this Zoning Resolution and all other applicable rules and regulations.
- E. **Effect.** Any future modifications of existing buildings or changes of use of any building or land area, excluding internal renovations and other exceptions outlined in Subsection B Applicability, shall require subsequent zoning certificate approval. If rezoning is proposed for property for which a zoning certificate has been issued, the use for which the zoning certificate was issued must be in existence on the property prior to the date of approval of the new zoning by the BoCC.
- F. **Expiration.** A zoning certificate shall become void one (1) year after it was granted unless the associated land use is established. One or more of the following criteria must be met to establish the use:
1. A building permit has been issued and construction diligently pursued;
 2. A certificate of occupancy has been issued;
 3. The use has been physically established without requiring building permits, construction, or certificates of occupancy, and records exist and can be provided that demonstrate that the use has been in continuous operation; or
 4. The zoning certificate has been renewed.

5.13 Sign Permit

- A. **Purpose.** The purpose of a sign permit is to certify that any proposed signs or other structures utilized for advertising purposes comply with all of the provisions of this Zoning Resolution.
- B. **Applicability.** No sign or structure utilized for advertising purposes shall be erected or altered until a sign permit has been issued by the Applicable Director, unless the sign or structure is listed as an exception to the sign permitting process as described in [Section 3.09 Signs](#).
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required. All other application steps are optional.
 - 1. Step 3: Application submittal
 - 2. Step 4: Application completeness review
 - 3. Step 5: Application review
 - 4. Step 8: Decisions and findings
- D. **Approval Criteria.** Sign permits shall be approved upon finding the proposed construction and application:
 - 1. Complies with the development and sign standards of Chapter 3 and the zoning district;
 - 2. Complies with all other relevant standards of this Resolution and all other County Resolutions; and
 - 3. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

5.14 Planned Unit Development

- A. **Purpose.** The purpose of this section is to provide standards for rezoning a parcel of land to Planned Unit Development (PUD).
- B. **Applicability.** PUD applications may be initiated by an applicant. The applicant's request must represent a petition by a majority of the owner(s) of record or the contract purchaser(s) of the property, owning a majority of the assessed valuation of the areas to be master planned and developed.
- C. **Procedure.** All PUD applications require a zoning map amendment processed simultaneously with a major subdivision application per the procedures set forth in the Natrona County Subdivision Resolution. Submittal requirements for the PUD application, such as concept plans, specific development plans, and subdivision permit applications, are intended to go above and beyond the process required for a zoning map amendment by reviewing the overall master planning and development of these sites before associated zoning map amendment approval is granted. The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required.
 - 1. Step 1: Pre-application conference
 - 2. Step 2: Neighborhood meeting
 - 3. Step 3: Application submittal

4. Step 4: Application completeness review
 5. Step 5: Application review
 6. Step 6: Notice of public hearing
 7. Step 7: Public hearing(s)
 8. Step 8: Decision and findings
- D. **Approval Criteria.** All PUD zoning map amendments shall be approved upon finding the application will meet the following criteria:
1. Must be suitable for the development proposed without creating hazards to persons or property on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil; and other dangers, annoyances, or inconveniences. Areas must be compatible with the Natrona County Development Plan and Map; the Natrona County Land Use goals and policies; and the Constraints Overlay Section of this Resolution (Physical Character of the Site);
 2. Must have direct access to streets, roads, or highways with a minimum 60' right-of-way, without creating traffic problems on streets or roads outside the PUD. Areas zoned PUD must be so located in relation to existing or extendible utilities and public services that no additional public expense will be involved, or the developer must offset added public expense (Location Requirements);
 3. Must comply with established parking area and loading and unloading area provisions that would be necessary for the equivalent amount of individual development, as required in the parking and loading sections of this Resolution, unless found reducible upon proof submitted by the developer that effectiveness of large-scale development may permit such reduction without destroying the intent of this Resolution;
 4. Must provide landscaping appropriate to the development;
 5. Access points to arterial streets must be approved, in writing, by the County and other appropriate agencies;
 6. Must use buffer areas of open space or planted screens between abrupt changes of land use within the development;
 7. May use a higher density than normally allowed in similar districts, if determined by the Planning and Zoning Commission, providing said density does not destroy the intent of this Resolution and is warranted by the creative design of the development; and
 8. Must meet other conditions, applicable to a particular development and as determined by the Planning and Zoning Commission.
- E. **Expiration.** Within ~~one (1)~~ two (2) years from the approval of the PUD application, the property owner shall have commenced development on the property. Extensions may be granted up to one (1) year. If construction is not initiated within the time limit, the subject property may be initiated for rezoning by the Planning and Zoning Commission.

5.15 Formal Interpretation

- A. **Purpose.** The purpose of a formal interpretation is to provide a written answer to a specific question on the application of a provision of this Resolution or the boundaries or classifications of the Official Zoning Map independent from any other review procedure. A formal interpretation provides consistency in the implementation of this Resolution.
- B. **Applicability.** A formal interpretation may be requested to interpret any provision of this Resolution or boundary or classification of the Official Zoning Map. The Applicable Director may require a different application to be filed if an interpretation should be evaluated in the context of a full application rather than as a separate question.
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required. All other application steps are optional:
1. Step 3: Application Submittal
 2. Step 4: Application Completeness Review
 3. Step 5: Application Review
 4. Step 8: Decision and Findings
- D. **Approval Criteria.** In making a formal interpretation the Applicable Director shall consider the following:
1. The Natrona County Development Plan;
 2. The purposes for which the regulation was initially adopted, the Applicable Director's judgment should not be substituted for the legislative intent of the BoCC;
 3. Previous interpretations of similar circumstances; and
 4. Flexibility to achieve the desired future character within the established parameters of this Resolution is encouraged, while flexibility around the protections provided by the standards in this Resolution shall be prohibited.
- E. **Official Record.** The Applicable Director shall maintain a record of all formal interpretations rendered pursuant to this Section. This record shall be available for public inspection in the County Planning Department during normal business hours.

5.16 Administrative Adjustment

- A. **Purpose.** The purpose of an administrative adjustment is to allow minor adjustments to certain requirements and numerical standards in this Resolution based on specific review standards. The intent is to provide relief when application of a standard creates practical difficulties in advancement of Development Plan goals or zoning district purposes.
- B. **Applicability.** An application may be made for administrative adjustment of the following standards of this Resolution.
1. Open space requirement may be adjusted up to twenty percent (20%).
 2. Structure setbacks, not including setbacks from natural resources, may be adjusted up to twenty percent (20%).

3. Site development setbacks, not including setbacks from natural resources, may be adjusted up to twenty percent (20%).
 4. Fencing height and setbacks may be adjusted up to twenty percent (20%).
 5. Grade of developable slopes may be adjusted up to twenty percent (20%).
 6. Parking requirement may be adjusted as allowed by [Section 3.08 Parking and Loading](#).
 7. Street and road standards may be adjusted as allowed in the Subdivision Resolution.
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required. All other application steps are optional.
1. Step 3: Application Submittal
 2. Step 4: Application Completeness Review
 3. Step 5: Application Review
 4. Step 8: Decision and Findings
- D. **Approval Criteria.** Administrative adjustment shall be approved upon finding the application:
1. Complies with the applicability standards of this Section and either;
 - a. Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or
 - b. Better protects natural ~~and scenic~~ resources, or
 - c. Better supports the purpose of the zone;
 2. Is consistent with the purpose of the zone and the desired future character for the area described in the Development Plan;
 3. Will not pose a danger to the public health or safety; and
 4. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this section.
- E. **Alternate Approval.** The Applicable Director may elevate an application to the Planning and Zoning Commission for review and decision at their discretion.
- F. **Expiration.** An administrative adjustment shall expire one (1) year after the date of approval except under one of the following circumstances:
1. The physical development or use enabled by the administrative adjustment is in review or implementation; or
 2. An alternate expiration is set through the approval of the administrative adjustment.

5.17 Variance

- A. **Purpose.** The purpose of a variance is to allow a specific deviation from these regulations that is not contrary to the desired future character for the site when, due to special circumstances of the land, strict application of these regulations would result in undue and unique hardship.
- B. **Applicability.** A variance may be sought for any standard of this Resolution unless the variance would:
1. Increase maximum density, FAR, or maximum scale of development;
 2. Allow a prohibited sign;
 3. Allow a prohibited use or allow additional expansion of a nonconforming use;
 4. Reduce the minimum lot size; or
 5. Reduce the threshold for review of an application.
- C. **Procedure.** The following application steps, as outlined in [Section 5.03 General Application Procedures](#), are required. All other application steps are optional.
1. Step 3: Application submittal
 2. Step 4: Application completeness review
 3. Step 5: Application review
 4. Step 6: Notice of public hearing
 5. Step 7: Public hearing(s)
 6. Step 8: Decision and findings
- D. **Approval Criteria.** [In granting any variance, the board may attach such reasonable conditions and safeguards as it may deem necessary to implement to purposes of this act and the zoning ordinance. The applicant shall have the burden of demonstrating that the proposal satisfies the applicable review criteria. Variances shall be approved upon finding:](#)
1. There are exceptional or unique circumstances and conditions applicable to the property involved and literal application of this Resolution to the applicant's property will result in hardship that is greater than the protection offered to the community;
 2. The special circumstances and conditions have not resulted from any willful modification of the land or building;
 3. The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant;
 4. The variance will not result in a gain in use, service or income for the applicant to a greater extent than available to other landowners in the vicinity.
 5. Granting the variance will not impair the use of adjacent property or alter the character of the neighborhood;
 6. Granting the variance is consistent with the general intent and purpose of the Development Plan and this Resolution; and

7. The site is not subject to a series of variances that circumvent the purpose of this section.

- E. **Variance from floodplain development standards.** Variances to floodplain development standards and requirements of areas of special flood hazard may be approved by the Floodplain Administrator.
1. *Applicability.* Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the criteria for a variance as listed in the Section are met.
 2. *Exemptions.* Reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places Registry shall be exempt from compliance with the standards and procedures set forth in this Section upon application for a development permit to reconstruct, rehabilitate, or restore the listed structure.
 3. *Procedure.* The procedure for a variance from the floodplain development standards is the same as that of a variance.
 4. *Approval Criteria.* Variances from floodplain development standards shall be approved upon finding:
 - a. A determination that the granting of a variance will not:
 - b. Result in increased flood elevations;
 - c. Additional threats to public safety;
 - d. Extreme or ordinary public expense;
 - e. Create nuisances;
 - f. Cause fraud on or victimization of the public; or
 - g. Conflict with existing local laws or ordinances.
 5. A variance shall not be granted within any designated floodway if any increase in flood elevation during the base flood discharge would result.
 6. A variance shall be granted only upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 7. Record of approved floodplain variances.
 - a. The Floodplain Administrator shall maintain records of all variances granted and appeals, including technical information on which the granting of the variance or appeal was based, and report any variance to FEMA when so requested.
 - b. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest flood elevation below the base flood elevation and that the cost of flood insurance will be

commensurate with the increased risk resulting from the reduced lowest floor elevation.

- F. **Expiration.** A variance shall expire one (1) year after the date of approval except under one of the following circumstances:
1. The physical development or use enabled by the variance is in review or implementation; or
 2. An alternate expiration is set through the approval of the variance.

5.18 Appeals

- A. **Applicability.** Any written determination, interpretation, decision, or similar action made pursuant to this Resolution (an “action”) is subject to an appeal, as follows:
1. *Appellant.* The person filing the appeal is the “appellant.” Only an aggrieved or adversely affected person, as defined by the Wyoming Statutes or applicable court decisions, may appeal.
 2. *Appellate Bodies.*
 - a. Administrative Actions. An action taken by the County Planning Department pursuant to the Zoning Regulations is appealable to the County Planning and Zoning Commission. Actions of the BoCC that are subject to a public hearing pursuant to these regulations are not appealable under this process.
 - b. Planning and Zoning Commission Actions Appealable. An action of the Planning and Zoning Commission is appealable to the BoCC.
- B. **Initiation.**
1. *Petition.* The appellant shall file a petition for appeal with the County Planning Department in writing. The County Planning Department shall prescribe the form for a petition.
 2. The petition shall state the basis of the appeal.
 3. Appeals shall be filed no later than the ~~tenth (10th)~~ fifteen (15) ~~calendar~~ business days following the date of the action from which an appeal is taken. This applies to both the original action, and an action of the Planning and Zoning Commission on appeal.
- C. **Criteria.** The appellate body shall determine whether the action:
1. Is arbitrary and capricious, or
 2. Contrary to law.
- D. **Decision.**
1. **Process.**
 - a. The appellate body shall conduct a public hearing and shall consider the appeal as an informal non-contested case. If the affected property owner or an aggrieved or adversely affected person requests a contested case, the agency may conduct the hearing and render a decision as a contested case pursuant to

the Wyoming Administrative Procedures Act (Wyoming Statutes Title 16, Chapter 3). A request to conduct a contested case shall be filed with the County Planning Department in writing at least twenty-four (24) hours before scheduled date and time of the hearing.

- b. The agency hearing the appeal shall render its decision in writing, with findings of fact and conclusions of law.
 - c. If the appellate body finds that the criteria in subsection C are met, it may reverse or modify the underlying decision, or remand the decision for further consideration.
2. **Appeals to Planning and Zoning Commission.** The Planning and Zoning Commission shall determine an appeal no later than its second regular meeting after the date when the appeal was filed in the County Planning Department.
3. **Appeals to Board of County Commissioners.**
 - a. The BoCC shall determine an appeal no later than its second regular meeting after the date when the appeal was filed with the Planning and Zoning Commission.
 - b. In considering an appeal from the Planning and Zoning Commission, the BoCC may either reopen the record, or render its decision based on the record submitted by the Planning and Zoning Commission.
4. **Appeal of Flood Damage Prevention Decisions.** The following apply to appeals of decisions pursuant to the [Section 5.11 Floodplain Development Permit](#):
 - a. The Planning and Zoning Commission shall hear the request and forward a recommendation to The BoCC no later than its second regular meeting after the date when the appeal was filed in the County Planning office.
 - b. The BoCC shall take action on the appeal or variance no later than its second regular meeting after the date when the appeal was filed with the Planning and Zoning Commission.
5. **Failure of appellate body to act.** Failure of the Planning and Zoning Commission or BoCC to act within the time specified sustains the action that was appealed.
- E. **Records.** The County Planning Department shall maintain a record of all actions involving an appeal. The Floodplain Administrator shall report appeals involving the Flood Damage Prevention Regulations to the Federal Emergency Management Agency upon request.
- F. **Appeal.** Any person or persons aggrieved by the decision of the appellate body may appeal that decision in a court of competent jurisdiction.

5.19 Vested Property Rights

- A. **Applicability.** This section applies to any claim by an applicant or a property owner that a property, use, building, or structure is exempt from a provision of this Resolution due to:
1. Nonconformities (pursuant to W.S. § 18-5-207(a), a vested rights certification for a nonconformity is optional for an applicant), or
 2. Vested rights.
- B. **Initiation.** The nonconformity or vested rights claim shall be presented with the application for development approval.
- C. **Decision.**
1. The County Planning Department shall consider vested rights certifications as part of the underlying application for development approval.
 2. If the County Planning Department is the approving agency for the underlying application, the County Planning Department will approve, approve with conditions, or deny the vested rights certification as part of the application. The County Planning Department may, in its discretion, elect to conduct a public hearing, following publication notice and/or notice to surrounding property owners as provided by [Section 5.02 Summary Table of Procedures](#), prior to consideration of the vested rights certification.
 3. If the County Planning Department is not the final decisionmaker, the County Planning Department will submit a recommendation to the approving agency. The approving agency will approve, approve with conditions, or deny the vested rights certification as part of its decision on the underlying application. If the approving agency denies or conditionally approves the vested rights claim, and the underlying application does not require a public hearing by the BoCC, the applicant may appeal the decision in accordance with [Section 5.17 Variance](#).
 4. In its decision, the County Planning Department or approving agency shall provide findings of fact, conclusions of law, and any stipulations with the applicant as to:
 - a. The facts that support the claim of a nonconformity or vested right, and
 - b. All aspects of the development that are protected as a nonconformity or vested right, and
 - c. The time period for which the nonconformity or vested right will continue to exist, after which the applicant must conform to land use or development regulations in effect.
 5. In lieu of or after conducting a hearing of the existence and scope of a nonconformity or vested right, the approving agency and the applicant may enter into binding stipulations as to the existence, scope, and time period of a vested rights claim. Before any stipulation is approved, the Planning Dept shall provide notice to surrounding property owners per [Section 5.03.06 Step 6: Notice of public hearings](#) and, if requested by the

applicant or an aggrieved party, conduct a public hearing before approving the stipulation.

- D. **Criteria.** The Applicable Director *shall* consider the nonconformity or vested rights claim in accordance with [Section 5.22 Nonconformities](#).
- E. **Subsequent Applications.** A decision by approving agency as to the existence and scope of nonconformity or vested rights claim is final. The applicant *may* not reassert the claim in a subsequent application, even if subsequent applications are otherwise allowed.
- F. **Scope of Approval.** A nonconformity or vested rights claim allows the property, building or structure subject to the nonconformity or vested rights claim to be developed or used consistent with Wyoming law and the decision approving the claim.
- G. **Recordkeeping.** The Applicable Director will maintain a record of approved vested rights certification. The applicant must maintain a copy of the approved vested rights certification, including any attachments.

5.20 Application Fees

- A. **Board Established.** The BoCC will establish application fees to defray the cost of administering this Zoning Resolution and processing Applications.
- B. **Paid with Application.** Application fees *shall* be paid per the adopted fee schedule for an Application to be deemed complete by the Applicable Director.

5.21 Enforcement and Violations

- A. **Applicability.**
 - 1. This section applies to any violation of this Zoning Resolution.
 - 2. The County Planning Department *shall* enforce this Zoning Resolution by:
 - a. reviewing, rendering decisions, and submitting recommendations on Zoning Certificates, Building Permits, Certificates of Occupancy and other required permits;
 - b. making inspections when needed to ensure compliance with this Resolution; and
 - c. making all other decisions necessary to properly carry out the provisions of this Resolution.
 - 3. The Building Department *shall* enforce this Resolution by:
 - a. Withholding building permits or certificates of occupancy that do not have the permits or certifications required by this Zoning Resolution;
 - b. ensuring that building permits and certificates of occupancy are referred to the County Planning Department when required to ensure that buildings, structures, or uses comply with this Zoning Resolution.
 - 4. No mistake, oversight, or dereliction on the part of any official or employee of the County *shall* legalize, authorize, or excuse the violation of any provisions of this Resolution.

B. Violations.

1. No person shall use or occupy any land or locate, erect, occupy, construct, reconstruct, enlarge, change, maintain or alter any building or structure in violation of the provisions of this Zoning Resolution. Persons found to be in violation of any provision of this Resolution shall be notified, in writing, by the Zoning Enforcement Officer of the nature of the violation and the need to remedy or correct said violation. Within ten (10) working days of such notification, the violation shall be remedied or corrected. If the violation is not remedied or corrected within the ten-day period, the matter may be referred for legal action by the Office of the County Attorney.
2. In the event of a violation or proposed action which would result in a violation of this Zoning Resolution, the Zoning Enforcement Officer, the BoCC, or any adjacent property owner, or other property owner who would be damaged by such violation, in addition to other remedies, may institute an injunction, mandamus, or other appropriate action in proceeding to prevent, restrain, correct, or stop such violations or proposed action which would result in a violation.

C. Effect of Zoning Violations.

1. *Withhold Permits.* If violations of this Resolution exist on any property, the County will not process an application for conditional use permits, variances, zone changes, zoning certificates, building permits or any other action until all zoning violations are removed or abated and the property is brought into compliance with this Resolution.
2. *Penalty.* Any person violating any provision of this Zoning Resolution is guilty of a misdemeanor and upon conviction may be fined up to seven hundred fifty dollars (\$750) for each offense according W.S. 18-5-206. Each day that a violation continues is a separate offense according to W.S. 18-5-202.

- D. **Non-Liability for Damages.** This Zoning Resolution may not be construed to hold Natrona County or its officers, agents, or employees responsible for any damage to persons, property or business interests resulting from any inspection or any failure to inspect, from the issuance, denials, suspension, or revocation of any permit or from the institution of any enforcement action.

5.22 Nonconformities

- A. **Purpose.** The zoning districts established by this Resolution may include lots, structures and uses which were lawful before this Zoning Resolution became effective, but that would be prohibited, regulated or restricted under the terms of this Resolution. These “grandfathered” conditions are referred to as “nonconformities.” This Zoning Resolution permits these nonconformities to continue if they are not extended, enlarged or expanded.
- B. **Nonconformity Types.**
- There are five (5) types of nonconformities addressed by this Section (referred to collectively as “nonconformities.” Those types of nonconformities are defined in [Table 5.22-01 Types of Nonconformities](#):

Table 5.22-01 Types of Nonconformities	
Type of Nonconformity	Definition
Nonconforming Use	<p>A lawfully established <u>use</u> that is not permitted in the zoning district. This applies where:</p> <ul style="list-style-type: none"> The <u>use</u> is no longer allowed in the district; The zoning district classification changes (either by applying a new classification to the area, or extending another zoning district to the area), and the new district does not allow the <u>use</u>; or The <u>use</u> was lawfully established without all of the permits that this <u>Resolution</u> now requires (for example, a <u>use</u> established by right is now designated as a conditional <u>use</u>).
Nonconforming Lot	<p>A platted lot or <u>lot of record</u> which, on the effective date of this <u>Resolution</u> or as a result of subsequent amendments, does not comply with the minimum lot size, frontage, width, or depth required by this <u>Resolution</u>.</p>
Nonconforming Structure	<p>A lawfully established <u>structure</u> that does not conform to the regulations of this <u>Resolution</u> that govern <u>size</u>, <u>setbacks</u>, building height, or other dimensional requirements.</p>
Nonconforming Site Improvement	<p>A lawfully established development that does not conform to the building design, <u>screening</u>, parking, or other regulations (typically found in Chapters 3 or 4) that would otherwise apply.</p>
Projects in Process	<p>Situations where:</p> <ul style="list-style-type: none"> Applications are filed before this <u>Resolution</u>, or an amendment to this <u>Resolution</u> that affects the application, becomes effective, and The project subject to the application has not commenced or is not complete.

2. This section allows the continuance of any use of any land, building or structure for the purpose for which the land, building or structures is used at the time this Resolution was adopted, or any amendment to this Resolution that creates a nonconformity, pursuant to Wyoming Statutes 18-5-207.
3. The protections of this section do not apply to the alteration or addition to any existing building or structure for the purpose of effecting any change in the use. Those alterations or additions are regulated or prohibited by this Resolution.
4. If a nonconforming use is discontinued, any future use of the land, building or structure shall conform with all applicable provisions of this Resolution.
5. The tenancy, ownership or management does not affect the right to continue a non-conformity if there is no change in the use or extent of that nonconformity.
6. This Resolution does not prevent:
 - a. Restoring to a safe condition any building declared unsafe by an official of Natrona County or of the State or Federal governments; or
 - b. The installation or repair of curbs, gutters, sidewalks, streets, storm sewers or any other capital improvement that is for the safety and general welfare of the public.

C. Nonconforming Uses.

1. All nonconforming uses are subject to reasonable restrictions designed to protect public health, safety, and welfare and are not affected by any change in ownership.
2. **Change of Use.** A nonconforming use may change to a use permitted in the applicable zoning district, subject to any required permit or action.
 - a. The addition or substitution of new impermissible uses or services is prohibited. A landowner cannot change an established nonconforming use to a use different in nature from what was contemplated as the nonconforming use. The test used to determine whether a proposed use fits within an existing nonconforming use is:
 - i. Whether the use has the same classification in the list of permitted uses;
 - ii. Whether the use reflects the nature and purpose of the use prevailing when the Zoning Resolution took effect;
 - iii. Whether the change creates a use different in quality or character, as well as degree, from the original use; and
 - iv. Whether the use is different in kind in its effect on the surrounding neighborhood.
3. **Expansion.**
 - a. Except as provided below, a nonconforming use cannot be extended, enlarged or expanded except as provided below. As a general philosophy,

nonconforming uses are permitted until they are replaced by conforming uses. This accomplishes the goal of having compatible uses in the zone.

b. Natural Expansion.

- i. The County Planning Department may approve the expansion of a nonconforming use pursuant to a zoning certificate if:
 - a. Expansion merely extends the use contemplated at the time the use became nonconforming;
 - b. The expansion is not detrimental to the public welfare, safety or health; and
 - c. The expansion does not violate dimensional, space, lot size, and design, structural or aesthetic restrictions that are otherwise applicable.
- ii. Factors to be considered (but not limited to) are:
 - a. Seasonal vs. year round;
 - b. Change in hours of operation;
 - c. Change in commercial, wholesale, retail, industrial, manufactured, or residential use;
 - d. Interior vs. exterior uses;
 - e. Traffic/Parking; and
 - f. Volume of activity.
- c. An increase in the volume or intensity of the use is not prohibited. However, the “diminishing assets doctrine” applies to excavation, mining or quarrying uses. In that case, the operation may expand only if:
 - i. The property owner proves that excavation activities were actively pursued when the Zoning Resolution or amendments creating the nonconformity became effective;
 - ii. The property owner proves that the area proposed for expansion excavate was clearly intended to be excavated, as measured by objective manifestations and not by subjective intent; and
 - iii. The property owner proves that the continued operations will not, have a substantially different and adverse impact on the neighborhood.

4. Discontinuance.

- a. If active and continuous operation of a non-conforming use is discontinued for a period of twelve (12) consecutive months, all subsequent uses shall comply with the uses for the district in which the use is located. For purposes of this subsection, a use is “discontinued” if any of the following apply:

- i. The use is abandoned. A use is “abandoned” if the owner or party responsible for the use provides an overt act or failure to act that implies the owner's renunciation of the use.
 - ii. The use ceases or terminates, including the cessation of all activities associated with the use.
 - iii. The use is declared a nuisance pursuant to W.S. § 18-2-101(a)(vii).
 - b. For purposes of subsections a. ii or a. iii above, the use is considered discontinued regardless of whether or not the equipment or furniture are removed, or there is an intention to resume the activity in the future.
 - c. A use is not considered discontinued if the applicant demonstrates that the cessation of use is customarily incidental to the operation of the use. This includes any temporary cessation of farm or ranch operations consistent with generally accepted agricultural management practices. For example, removing cattle from a farm as part of normal and customary land management activities does not discontinue a farm.
 - d. Time spent maintaining, altering, replacing, or expanding a structure or site devoted to the nonconforming use is not considered a discontinuance of the use, if
 - i. All required permits or approvals are obtained;
 - ii. The maintenance, alteration, replacement, or expansion is completed within eighteen (18) months after commencement; and
 - iii. The use is reestablished within sixty (60) days after completion of the maintenance, alteration, replacement, or expansion.
5. **Changes to Ancillary Uses.** An ancillary use is one which was a part of the nonconforming uses but was subordinate or secondary to the primary use. The expansion of an ancillary use is permitted where the change does not increase the volume or intensity of the use, nor does it require alterations or additions to the structure or affected parcel.
6. **Modernization.** Addition of equipment or facilities to increase the efficiency or modernize the plant is allowable, but the addition of equipment and/or facilities to add uses or to substantially change the existing uses is prohibited.
7. **Change in Location.** Expansion of a nonconforming use is limited to the land or parcels occupied by or clearly intended to be utilized for this use. Expansion of a nonconforming use to adjacent lots or parcels not originally contemplated for such use, or newly acquired lots or parcels, is prohibited.

D. Nonconforming Lots.

- 1. A use permitted in the applicable zoning district (including necessary customary buildings) is allowed on any nonconforming lot in the same manner as that use is permitted on conforming lots.

2. The use shall comply all bulk regulations and use regulations for the zone in which the lot is located, except for lot size, width, or depth requirements. For purposes of this subsection C, “bulk regulation” means any requirement or restriction in this Resolution that controls the size, intensity or location of buildings or structures. This includes building setbacks, building height, open space, and residential density.
3. If necessary, an additional variance for other bulk requirements may be obtained in accordance with the provisions of this Resolution.
4. If two or more lots were contiguous and in single ownership at the time of the adoption of this Resolution or amendments thereto, and if the lot, or combination of lots does not meet the requirements for minimum lot size, the land involved is treated as an undivided parcel for purposes of applying any setback requirements.
5. Division of a parcel shall not create a nonconforming lot.

E. Non-Conforming Structures.

1. A nonconforming structure may be continue if it remains lawful.
2. **Expansion.** Nonconforming structures may expand if:
 - a. They do not further encroach upon any required setback, off-street parking area or other required site feature, or other required dimension, or
 - b. Create a new nonconformity.
3. **Maintenance.** Routine maintenance of nonconforming structures is permitted, including necessary non-structural repairs, paint, and incidental alterations which do not extend or intensify the non-conformity.
4. **Variance.** Nonconforming structures may be made conforming with a variance.

F. Nonconforming Site Improvements.

1. On lots with nonconforming site improvements, no additions to, or repairs or alterations of any structure or site improvement are allowed unless:
 - a. The nonconforming site improvements are brought into complete conformity with the regulations applicable to the area or zoning district, or
 - b. The County Planning Department approves the activity as provided in subsection 2 below.
2. **Approved Nonconforming Site Improvements.** The County Planning Department may approve additions, repairs or alterations to any structure or site improvement on a lot with a nonconforming site improvement if:
 - a. Compliance with the site improvement requirements applicable to the zoning district in which the property is located is not reasonably possible. Mere financial hardship does not constitute grounds for finding that compliance with the site improvement requirements is not reasonably possible;

- b. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety; and
- c. The owner has committed to other site design measures to reduce the negative impacts associated with the nonconformity.

G. Projects in Process.

1. **Application in Progress.** Any application shall be governed by the regulations in effect at the time the application was filed. Notwithstanding the forgoing, applications filed and pending prior to either the effective date of this Resolution, or any applicable amendments, may be governed by the latest edition of this Resolution upon election by the applicant.
2. **Effect on Existing Building Permits.** Nothing in this Zoning Resolution requires a change in plans, construction, or designated use of any building or structure for which a building permit was lawfully issued prior to the effective date of this Resolution, or any applicable amendment, if construction was commenced and completed within the time period required by the building code. If the building code does not establish a time period for construction, construction must be commenced within one hundred eighty (180) days and completed within two (2) years after issuance of the building permit.
3. **Grandfathered Applications.**
 - a. The development approval process usually requires a series of steps, and applications are subject to any conditions provided in an earlier step in the approval process as set out in [Chapter 5](#). An approved application normally does not create a legal nonconformity or vested rights. However, in consideration of existing, good faith investments in project approvals, the County will continue to process existing applications as described in this section.
 - ~~b.~~ The County Planning Department may find, after consultation with the County Attorney, that an applicant has obtained vested rights under Wyoming law pursuant to [Section 5.18 Appeals](#) of this Resolution. To make this finding, the applicant must prove that the permit was valid and as followed by substantial construction or irrevocable contractual commitments. If the County Planning Department finds that there are vested rights in the permit, it may approve a successive permit.

b.

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Table 5.21-2 Pending Applications

Type of Application	Conditions or Continuation
Rezoning	An approved application is not considered legally nonconforming unless the applicant has obtained vested rights under Wyoming law.
Preliminary or Final Subdivision <u>Plat</u> Simple Subdivision Acceptance of improvements	<u>Subdivision plat may</u> proceed in accordance with <u>subdivision</u> regulations in effect at time of approval. At time of building permit, all other regulations of this <u>Resolution</u> apply except for minimum lot <u>size</u> , unless the County Planning Department finds that there are vested rights that preclude the application of those regulations.
Appeal-Planning and Zoning Commission decision Conditional Use Permit Variance (Zoning)	<ul style="list-style-type: none"> • All development consistent with the decision is subject to the regulations in effect at the time of the appeal if a building permit or certificate of occupancy (if no building permit is required) is issued within 1 year of the final decision, and development timely proceeds pursuant to the building permit or certificate of occupancy. If the decision involves a preliminary or final <u>plat</u>, the 1-year period described above applies to the next stage of the platting process, or • If development does not timely proceed as set out above, the rules for rezoning above apply unless the applicant has obtained vested rights under Wyoming law.

5.23 Rural Addressing and Premises Identification

- A. **Purpose.** The purpose of this section is to establish procedures for providing location addresses and premises identification for properties located in Natrona County, in accordance with the Natrona County Rural Addressing/E911 System.
- B. **General.** That every residential structure shall have a unique address assigned by the County Planning Department.
1. Premises identification/addressing is based on the grid system in the Natrona County Rural Address System/E911 system. The Natrona County Rural Address System contains a grid map of Natrona County on which the County is divided into alphabetical section, township and range.
 2. The County hereby adopts as reference the Street Address Data Standard developed by the Federal Geographic Data Committee.
- C. **Procedure.**
1. The address will be issued in conjunction with a Zoning Certificate and Building Permit within the perimeters of the legal location and the grid system.
 2. The following items *shall* be submitted along with an application for an address:
 - a. Site plan showing the property and location of the driveways access,
 - b. Copy of recorded deed or ADMIN sheet from the Assessor's Office,
 - c. Copy of recorded access easements showing legal access to the property, and
 - d. Latitude and Longitude coordinates for Wireless Communication Towers, pipeline facilities, etc.
 3. Once an address is established, white numbers on a red background and a number plate, with 3 and ½ inch x 3 and ½ inch numbers are issued, instructing the owner to place the address on a fence post, near the driveway access – not on the house or home. The owner shall continually maintain the white numbers on a red background to ensure address readability.
- D. **Authority to Issue Addresses.** The County Planning Department is solely designated to issue all addresses for unincorporated Natrona County. The County Planning Department shall maintain records of all such addresses and shall coordinate with the County Assessor's Office and Natrona Regional Geospatial Cooperative (NRGC) to incorporate this information into the County Assessor database NRGC.
- E. **Signage.** A location address and premises location sign will be assigned by the County Planning Department for all properties not previously addressed and provided with clearly legible premises location sign. This shall be processed simultaneously with the required Zoning Certificate and/or Building Permit. Applicants shall be responsible for the cost of the premises location sign, which shall be that of the actual expense of the cost to the County Planning Department. Addresses will not be assigned for vacant parcels of land.

1. The County Planning Department will not issue development permits or provide inspection services for properties that do not have clearly visible premises identification signs.
2. Any different number which might be mistaken for, or confused with, the number assigned in conformance with this Resolution shall be removed.

5.24 Road Name and Road Identification

A. **Purpose.** The purpose of this section is to establish procedures to assign road names for both existing and proposed roads.

B. **General.**

1. All roads that serve two (2) or more properties shall be named regardless of whether the ownership is public or private. A road name assigned by Natrona County shall not constitute or imply acceptance of the road as a public way.
2. If the road is in excess of one thousand (1000) feet, it shall be named, regardless of the number of houses served.
3. No two (2) roads shall be given the same name or have similar-sounding names (e.g., no Pine Road and Pine Lane or Beech Street and Peach Street).
4. Each road shall have the same name throughout its entire length.

C. **Names from an Approved List.** All road names, existing and new (excluding roads within proposed minor and major subdivisions), must be selected from a list of road names recommended for approval by the Planning and Zoning Commission and approved by the Board of County Commissioners unless otherwise agreed. Road names proposed by affected property owners, which names are drawn from the Wyoming history or cultural heritage of the area(s) traversed by the road, including, but not necessarily limited to, names taken from historical area events such as battles or settlements, names taken from the founders of early ranches, pioneers, persons of historical or cultural note associated with the area, and names taken from early or contemporary livestock brands, shall be deemed included in the foregoing approved list of road names and made a part thereof.

D. **Public Comment.** The County Planning Department shall notify affected landowners located on or with access from a new or existing road of the road name to be assigned. Affected landowners may submit comments to the County Planning Department during a fourteen (14) day review period, specified in the notification. If a majority of affected landowner comments are in opposition to the road name, the County Planning Department will employ reasonable efforts to select an alternate, mutually acceptable road name from the approved road name list.

E. **All roads shall be identified with approved signs.** Permanent signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles and signs be of an approved size and weather resistant.

F. **Exemptions.** The County Planning Department shall make the determination as to whether a ranching facility is required to name its access road.

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Chapter 6 – Definitions

Acronyms

ADU – Accessory Dwelling Unit

BLM – Bureau of Land Management

BoCC – Board of County Commissioners

DAS - Distributed Antenna System

EQA – Environmental Quality Act

FAA – Federal Aviation Administration

FAR – Floor Area Ratio

FCC – Federal Communications Commission

FEMA – Federal Emergency Management Agency

FIRM - Flood Insurance Rate Map

FIS- Flood Insurance Study

LOMC – Letter of Map Change (floodplain)

MET - Meteorological (Tower)

NEPA – National Environmental Policy Act

PUD – Planned Unit Development

RA – Remediation Agreement

RAP – Remedial Action Plan

UCA – Use Control Area

VRP – Voluntary Remediation Program

WCF – Wireless Communication Facility

WDEQ – Wyoming Department of Environmental Quality

WEF – Wind Energy Facility

Numerals

100-year Flood: The one-percent annual chance flood is also called the 100-year flood because the inverse of one percent (one divided by one percent or 0.01) equals 100. This calculation gives us the flood's recurrence interval, in terms of probability, which is 100 years. The "100- year flood", "base flood" and "one-percent annual chance flood" are often interchangeable.

A

Abandoned vehicle: a vehicle is presumed abandoned if it is left unattended on any public or private property without express consent of the owner or person in lawful possession or control of the property for more than five days. A vehicle left unattended due to adverse road or weather conditions is not an abandoned vehicle.

Accessory Dwelling Unit (ADU): A secondary, independent living facility located in, or on the same lot as a single unit dwelling. Includes guest houses, in-law suites, and carriage houses. Attached Accessory Dwelling Units are located within the same structure as a single unit dwelling while Detached Accessory Dwelling Units are located on the same lot as a single unit dwelling but in a separate, detached structure than the associated primary dwelling unit.

Accessory structure: a detached or attached structure or building larger than 120 square feet ([200 square feet in residential](#)), the use of which is customarily incidental to the primary structure or the principal use of land and which is located on the same lot as the primary structure or principal use.

Accessory use: a use customarily incidental to and serving the principal use or structure on the same lot.

Accumulation: massing or storing of debris, waste, matter or other material in an amount equivalent to a four (4) foot high pile encompassing more than one percent (1%) of total property area, or in quantities exceeding that which would commonly be considered reasonable or consistent with surrounding properties and like uses.

Adjacent property: any property which physically abuts the subject property boundary lines.

Agricultural Land: Contiguous or noncontiguous parcels of land under one (1) operation owned or leased shall qualify for classification as agricultural land if the land meets each of the following qualifications:

- (1) The land is presently being used and employed for an agricultural purpose;
- (2) The land is not part of a platted subdivision; and
- (3) If the land is not leased land, the owner of the land has derived annual gross revenues of not less than five hundred dollars (\$500.00) from the marketing of agricultural products, or if the land is leased land the lessee has derived annual gross revenues of not less than one thousand dollars (\$1,000.00) from the marketing of agricultural products. (See W. S. 39-13-103(b)(x).)

Aggregate extraction: means the removal of substances such as sand, gravel and limestone used generally for building and road-making purposes, not otherwise rare and exceptional in character.

All-weather surface: asphalt, concrete or a crushed base of grading "W" or similar standard material at design thickness as determined by the Natrona County Engineer.

Alley: a minor public or private thoroughfare, other than a dedicated half-street, upon which the rear of building lots generally abut.

Alluvial fan flooding: means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Alterations, structural: any change in the load bearing or non-load bearing members of the structure, such as bearing walls, partitions, volume beams or girders. Any enlargement in the size or height of a structure shall be construed to be a structural alteration.

Animals, pets: animals that are tamed or domesticated such as cats, dogs, birds, fish, non-poisonous reptiles, llamas, pot-belly pigs, and other similar animals for the use and enjoyment of the resident(s) of the lot. Pets are an accessory use. Also, see definition of kennel.

Antenna: as defined in 47 C.F.R. §1.6002.

Antenna facility: as defined in 47 C.F.R. §1.6002.

Apex: means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appeal: A request for a review of the County Planning Department's interpretation of any provisions of this Resolution or a request for a variance.

Applicable Director: The County Planning Department Director, Senior Planner, Building Code Official, or their designee.

Area of special flood hazard: is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, and A1-99

Aviation easement: a signed agreement by a property owner in the Airport Influence Area allowing the maneuvering and passage of all aircraft in the airspace above the property owner's land, by which the property owner releases Natrona County International Airport from all effects caused by the operation of aircraft.

B

Bachelor dwelling: a dwelling unit designed for occupancy by one or two persons and consisting of a bed-living room, a kitchen or kitchenette and a bathroom.

Barn: an accessory building erected on or moved to a farm or ranch used primarily for the storage of agricultural products, agricultural equipment and sheltering of animals and animal products. This includes the term "stable".

Base station: as defined in 47 C.F.R.§1.6100.

Base flood: means the flood having a one (1) percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE): means the elevation of surface water resulting from a flood that has a one (1) percent chance of equaling or exceeding that level in any given year.

Basement: means any area of the building including crawlspace having its floor sub-grade (below ground level) on all sides.

Block: an area of land within a subdivision that is entirely bound by streets or a street and railroad right-of-way, natural barrier, or adjacent corporate line.

Bottling factory: a business that manufactures bottled or canned beverages for human consumption. "Dairy" is not included under this definition.

Buffer: an area of natural vegetation or man-made construction that is intended to provide a dimensional separation between dissimilar land uses or protection of sensitive lands. A buffer may secondarily provide a visual screen between land uses.

Building: any structure having a roof which may provide shelter or enclosure of persons, animals or chattel. When said structure is divided by party walls without openings and meeting the area separation requirements of the Uniform Building Code each portion of such building so separated shall be deemed a separate building.

Building, existing: a building erected prior to the adoption date of this Resolution or one for which a legal building permit has been issued.

Building frontage: The portion of a building that faces and is most nearly parallel to a public or private street.

Building height: the vertical distance above the mean grade, as defined herein, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The measurement may be taken from the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than twenty (20) feet above grade. The height of a stepped or terraced building is the maximum height of any segment of the building. DEFINITION PENDING

Building official: the designated representative of the Board of County Commissioners.

Building, service: a building housing separate toilet and bathing facilities for men and women, having laundry facilities and a service sink.

Bulk regulations: any provision of this Resolution controlling district size, lot size, open space, height or setbacks.

Business: any person or corporation engaged in the purchase, sale, barter or exchange of goods, wares, merchandise or service, or the management and operation of offices, recreational and amusement enterprise.

C

Central Natrona County Natural Hazard Study: the Central Natrona County Geologic Hazards Study and all maps included, as approved and adopted by the Planning and Zoning Commission and the BoCC.

Certificate of occupancy: written certification authorizing occupancy of a building issued by the Building Official after final inspection, when it is found that the building or structure complies with the provisions of the applicable codes and resolutions enforced by Natrona County

Child Care: care, control, supervision, or maintenance of a child provided for compensation by an individual, other than a parent.

Cluster development: a development designed as a complete and integrated unit in which the units are concentrated on the portion of the site most suitable for development and within which prescribed minimum standards for the site area, setbacks, and the bulk and spacing of buildings may be modified to achieve the preservation of open space areas of 50 percent (50%) or more of the total acreage.

Co-location: as defined in 47 C.F.R. §1.6002.

Collector items: any lawful accumulation of inanimate objects, excluding all motorized vehicles, having emotional, intellectual, artistic, academic, historical or other appeal to the individual(s) accumulating the objects and which are displayed, stored and maintained in a manner which emphasizes preservation of the objects and prevents or minimizes their physical deterioration.

Commercial: having the qualities of business, as defined in this section.

Commercial impracticability or commercially impracticable: the inability to perform an act on terms that are reasonable in commerce, the cause or occurrence of which could not have been reasonably anticipated or foreseen and that jeopardizes the financial efficacy of the project. The inability to achieve a satisfactory financial return on investment or profit, standing alone, is not “commercial impracticable” and does not render an act or the terms of an agreement “Commercially Impracticable”.

Commercial storage: a commercial land use consisting of the rental of space for the storage of personal property (mini-warehouse) and the storage of recreational vehicles. An industrial warehouse is not considered commercial storage.

Common open space: open area designed and developed for use by the occupants of a planned unit or other development or by others for recreation, whether commercial or private, courts, gardens or other uses. The term open space shall not include space devoted to streets and parking.

Common wall: an unbroken wall meeting area separation requirements of the Uniform Building Code shared by two or more separate buildings.

Concrete batch plant: a facility, either permanent or temporary in nature where concrete is mixed and distributed in measured quantities for delivery to another location or for use on the lot upon which the concrete batch plant is located.

Condominium: a form of joint ownership of all common property but with separate fee ownership of individual dwelling units.

Contiguous: touching at more than just a corner point.

Corrective Action Management Unit (CAMU): is permitted by WDEQ to accept both hazardous and non-hazardous remediation waste generated in association with voluntary Solid Waste Management Unit (SWMU) and soil remediation activities

Covenants: a written and signed agreement concerning the use of land, in the future, between the person selling a parcel of land and the person buying the land, enforceable only by those with legal title to said land or those authorized to enforce the agreement.

Critical feature: means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Curb level: the mean level of the curb or established curb grade in front of a lot.

D

Decibel (db): the measurement of sound pressure relative to the logarithmic conversion of the sound pressure reference level often set as zero (0) db (A-weighted). In general, this means the quietest sound we can hear is near zero (0) db (A-weighted) and the loudest sound that we can hear without pain is near one hundred twenty (120) db (A-weighted). Most sound in typical environment range from thirty (30) to one hundred (100) db (A-weighted). Normal speech at three (3) feet averages about sixty-five (65) db (A-weighted). (Resolution 73-08).

Density: the number of dwelling units of any type, including manufactured homes, on the site of any development, expressed as the number of units per acre, taking into account the total area of the land contained within the exterior boundaries of the site.

Development: any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Development master plan: a plan for a large development which encompasses an entire site under one or more ownerships, which is designed to accommodate one (1) or more land uses, the development of which may be phased and which could include planned unit development, cluster development or planned commercial development.

Digital FIRM (DFIRM): means the Digital Flood Insurance Rate Map. It depicts flood risk and zones, and flood risk information. The DFIRM presents the flood risk information in a format suitable for electronic mapping.

District: a section or sections of the County for which uniform regulations governing the use of building and land, size of yards, open space and densities of use are prescribed.

Distributed Antenna System or "DAS": Means a network consisting of transceiver equipment at a central hub site to support multiple antenna locations throughout the desired coverage area.

Drive-through facilities: a business establishment so designed that a portion of its retail or service character is dependent on providing a driveway approach for motor vehicles to serve patrons while in the motor vehicle, rather than within the building.

Driveway: a minor way used for egress and ingress of vehicles to public or private property.

Dwelling unit: one or more habitable rooms which are intended or designed for human occupancy and designed with facilities for sleeping, cooking and eating.

E

Easement: the liberty, right, privilege or authorization by which the legal owner of a parcel of land, grants the use of land or a part thereof for a specific purpose to another person or landowner.

Elevated building: means a non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

Engineer, licensed: any person licensed as a professional engineer by the State of Wyoming.

Environmental Quality Act (EQA): As contained in Wyoming Statutes Title 35 Public Health and Safety, Chapter 11, Environmental Quality.

Existing construction: means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Explosives: materials which could experience detonation.

F

FAA: the Federal Aviation Administration, or its duly designated and authorized successor agency.

Facility: for purposes of [Section 4.10.20](#) (Wireless Communications Facilities (WCFs)) and [Section 5.08](#) (Wireless Communications Facilities), "facility" means a personal wireless service facility: as defined in 47 C.F.R. §1.6002. For all other purposes, "facility" means a structure or place which is built, installed, or established to serve a particular purpose.

Family: one or more persons occupying a single dwelling unit, related by blood, marriage or adoption. Domestic servants employed on the premises may be based on the premises without being counted as a family or families. A family shall exclude a group occupying a hotel, club, fraternity, sorority, religious society or similarly used structure.

Family child care home: a facility providing care for not more than ten (10) children in a residence for two (2) hours or more but less than twenty-four (24) hours per day and regulated by the State of Wyoming.

Family child care center: a facility providing care for not more than fifteen (15) children in either a residence or non-residential setting, for more than two (2) hours or more but less than twenty-four (24) hours per day and regulated by the State of Wyoming."

Farm and ranch: [inclusively, the land, buildings, livestock and machinery used in the commercial production and sale of farm and ranch products. \(See W. S. 18-2-115.\)](#)

Farm and ranch operation: the science and art of production of plants and animals useful to man except those listed under W. S. 23-1-101, including but not limited to the preparation of such products for man's use and their distribution by marketing or otherwise, and including horticulture, floriculture, viticulture, silviculture, dairy, livestock, poultry, bee and any and all forms of farm and ranch products and farm and ranch production (W. S. 18-2-115). For purposes of this definition, a property is part of Farm and Ranch Operation if it meets the criteria for Agricultural Land set forth above.

FCC: the Federal Communications Commission, or its duly designated and authorized successor agency.

Federal Emergency Management Agency (FEMA): the Federal agency under which the NFIP is administered. In March 2003, FEMA became part of the newly created U.S. Department of Homeland Security.

Fence: any partition, structure, wall or gate erected as a dividing marker, barrier or enclosure of property.

Flood or flooding: means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- Overflow of inland or tidal waters.
- Unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of Special Flood Hazard Areas (SFHAs), the Base Flood Elevations (BFEs), and the risk premium zones applicable to the community.

Flood Insurance Study (FIS): is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

Floodplain or flood-prone area: means any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodplain management: means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations: means Zoning Resolutions, subdivision regulations, building codes, health regulations, special purpose resolutions (such as a floodplain resolution, grading resolution and erosion control resolution) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood protection system: means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood proofing: means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway (regulatory floodway): means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floor area: the sum of all gross interior floor areas of a building, measured at the exterior faces of all walls on each story and excluding any parking area used exclusively for motor vehicles.

Floor area ratio (FAR): the numerical value obtained through dividing the floor area of a building or buildings by the lot area on which such building or buildings are located.

Forestry: the science and art of caring for or cultivating forests.

Foundation: The base or substructure of a building that bears the weight of the structure above. Foundations are typically located below grade and are typically situated at or below the frost line depth.

Front lot line: for an interior lot, that line separating the lot from the street. For a corner lot or a double frontage lot, that line separating said lot from the street that is designated as the front street.

Fuel Break: a barrier, change in fuel type, change in condition or strip of land that has been modified or cleared to prevent fire spread.

Functionally dependent use: means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

G

Garden shed: an accessory structure used for the storage and/or sheltering of garden tools, seeds, bulbs, fertilizer and the like, under one hundred twenty (120) square feet.

Goal: a statement of purpose or long-term accomplishment which is an ideal future condition desired by the County. Goals address broad areas of concern and are in many instances interrelated.

Governing body: the Board of County Commissioners, Natrona County, Wyoming.

Grade level, mean: the average elevation of the ground adjoining the building or structure on all sides.

Ground anchors: any approved device for the purpose of securing a manufactured home to the ground.

H

Hazardous Material: A substance or material determined by the Secretary of Transportation to be capable of posing an unreasonable risk to health, safety and property when transported in commerce and designated as hazardous under applicable Federal law (49 U. S. C. 5103). Hazardous material and substance includes hazardous wastes, marine pollutants, elevated temperature materials and materials designated as hazardous under Hazardous Materials Regulations (49 CFR Parts 100- 185).

Health Officer: the Administrator of the Casper-Natrona County Health Department, or their authorized representative.

Height: Unless otherwise provided in any specific zoning district, "height of building" or "building height" means the vertical distance between the following two (2) points:

- (a) From grade, specified as:
 - (i) The average of the pre-construction grade of the building's site coverage, or the average of the post construction grade at the perimeter of the building's site coverage (including window and door wells which extend greater than four (4) feet from the exterior perimeter of the building's site coverage, whichever is more restrictive;
 - (ii) The approved grade, which shall be considered to be the grade approved by the Planning and Zoning Commission for reasons such as, but not limited to, building out of the floodplain, [slope](#), etc.
- (b) The highest point of any structure or the points specified for the following types of roofs:
 - (i) Flat roof. Height shall be measured to the highest point of the building, including parapet walls and rooftop appurtenances, but excluding architectural features and chimneys which may be permitted by locally adopted codes.
 - (ii) Gable, hip, gambrel or shed roof. Height shall be measured to the mean height level between the highest ridge or wall and the underside of its highest associated eave where it meets the vertical wall plane, provided, however, that a peak may extend no greater than six (6) feet above the specified maximum building height for any zoning district. If any parapet wall equals or exceeds the height of the highest ridge, then height shall be measured to the highest point of the parapet.

Highest Adjacent Grade (HAG): means the highest natural elevation of the ground surface prior to construction, next to the proposed walls of a structure. Refer to the Elevation Certificate, FEMA Form 81-31, for HAG related to building elevation information.

Historic Structure: means any structure that is:

- Listed individually in the National Register of Historic Places (a listing maintained by The Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

- Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - by an approved state program as determined by the Secretary of the Interior or;
 - directly by the Secretary of the Interior in states without approved programs.

Hours of Operation: the hours during which clients, customers, employees, or co-workers are allowed to enter the structure, building, or area in connection with the business activity.

Home business: an occupation or activity carried on by the immediate members of the family residing on the premises and up to two (2) other employees, which may require an accessory building. Said occupation or activity shall not create a nuisance to the surrounding property, shall be compatible with the intent of the zoning district in which the home business is located, and shall not change the character of the neighborhood in which the property is located.

Home occupation: an occupation or activity carried on by the immediate members of the family residing on the premises. Said occupation shall not be visible or noticeable from outside the walls of the dwelling, residential garage, or of the accessory structures, shall not constitute a nuisance to the surrounding properties, and shall be clearly incidental and secondary to the residential occupancy.

I

Improvements: any changes, additions, or deletions made to property that did not naturally exist thereon.

Inoperable vehicle: is defined as any motor vehicle which cannot be moved under its own power, or cannot be operated lawfully on a public street or highway due to lack of an engine, transmission, wheels, tires, ~~or is not currently registered and displaying current license or permits,~~ or when such vehicle is totally or partially suspended above the ground by jack, block or any other lifting device.

Instrument runway: a runway equipped with air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions.

J

Junk: used materials including but not limited to scrap metals, pipe, tubing, casing, paper, rags, rubber tires and bottles.

K

Kennel: any lot or premises, on which more than three dogs, cats or other household pets are boarded, bred or sold and which may provide outdoor animal pens and runs.

L

Landscaped area: the portion of a site containing planted areas and plant materials, including trees, shrubs, ground cover and other types of vegetation, together with decorative elements such as walks, benches, terraces, suitable for ornamenting or screening or uses on the site.

Leach field: a system of underground perforated pipe which distributes the processed effluent from a septic tank system into a gravel bed, thus infiltrating into the surrounding ground.

Local Exchange Carrier or "LEC": as defined by Wyo. Stat. Ann. § 37-15-103 but does not fall within the definition of "incumbent local exchange carrier" in 47 U.S.C. 251 (h). The term does not include a person engaged in the provision of a commercial manufactured service, except to the extent the FCC finds that that service is included in the definition of LEC.

Legal publication: an official notice in a newspaper of general circulation, as prescribed by Wyoming State Statutes.

Letter of Map Change (LOMC): means the official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, and Flood Insurance Studies. LOMCs are issued in the following categories:

- Letter of Map Amendment (LOMA): A revision based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and established that a specific property is not located in a special flood hazard.
- Letter of Map Revision (LOMR): A revision based on technical data showing that, usually due to manmade changes, shows changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. One common type of LOMR, a LOMR-F, is a determination that a structure of parcel has been elevated by fill above the base flood elevation and is excluded from the special flood hazard area.
- Conditional Letter of Map Revision (CLOMR): A formal review and comment by FEMA as to whether a proposed project complies with the minimal National Flood Insurance Program floodplain management criteria, A CLOMR does not amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, or Flood Insurance Studies.

Levee: means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Livestock: animals raised for profit, or personal use including but not limited to horses, bovine animals, sheep, goats, swine, reindeer, donkeys, mules, rabbits, poultry, llamas, ostriches, emus and rattans or any other animals except pets.

Loading/unloading space: an off-street space for the loading and unloading of vehicles to avoid undue interference with the public use of streets and alleys.

Lot: land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

Lot area: the total area of a lot on a horizontal plane bounded by lot lines.

Lot corner: a lot situated at the point of intersection of two (2) or more streets.

Lot coverage: that part or percent of a lot occupied by buildings, including accessory structures.

Lot depth: the mean horizontal distance between the front and rear lot lines, measured along the median between the two-side lot lines.

Lot line, front: the lot line parallel with a public street or road right-of-way providing access to a lot.

Lot line, rear: the lot line opposite the front lot line. In case of an irregular shaped lot the rear line shall be an imaginary, line not less than ten (10) feet in length and parallel to the front lot line.

Lot of record: a platted lot or metes and bounds parcel which has been legally recorded in the office of the County Clerk in conformance with this Resolution.

Lot width: a straight-line distance between the side lot lines measured at the front building line.

Lowest Floor: means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood insurance Program regulations.

M

Manufactured Home: A structure, transportable in one or more sections, that in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, where erected on site, is 320 square feet (30 m2) or more, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation where connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this

title. For manufactured homes built prior to June 15, 1976, a label certifying compliance to the Standard for Manufactured Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered to be a manufactured home.

Maintenance: repair work on a structure, including painting, carpentry, glazing and the reinforcement or replacement of defective parts, including roofs, foundations, structural members and the like, but not including an addition or enlargement or a replacement of the structure.

Magazine: any building or structure, other than an explosives manufacturing building, used for the storage of explosives.

Man camps: temporary housing, requiring no hook-up to water or sewer, and appurtenant facilities associated with highway, pipeline and power line construction or mineral exploration.

Mass/scale: The appearance of the building in terms of size, height, bulk, and building mass, and its proportion to surrounding landforms, vegetation, and buildings.

Maximum lot coverage: the maximum area of a lot that is permitted to be covered by impervious surfaces in accordance with the applicable zoning district requirements, including but not limited to, building coverage, eaves, paved, driveways, concrete patios, and similar ~~features~~ structures.

Maximum lot size: the maximum area of a lot that is permitted in accordance with the applicable zoning district requirements.

May: means permissive.

Meat processing: butchering or processing of meat, poultry or wild game.

Mineral: means coal, clay, stone, bentonite, scoria, rock, pumice, limestone, ballast rock, uranium, gypsum, feldspar, copper ore, iron ore, oil shale, trona and other solid minerals removed from the earth for reuse or further processing.

Mineral Development: means all mineral extraction or production or ancillary activities related to mineral production or extraction.

Minimum Lot Size: the minimum area of a lot that is permitted in accordance with the applicable zoning district requirements.

Modification or Modify: the addition, removal or change of any of the physical and visually discernable components or aspects of a wireless facility that requires additional review as provided in this section. A Modification does not include the replacement of any components of a wireless facility that is identical to the component replaced or for any matters that involve the normal repair and maintenance of a wireless facility without adding, removing, or changing anything.

Modular Home: a home built wholly or partially in the factory that is built in accordance with the International Residential Code.

N

Natural hazard: a natural or man-induced event or phenomena having the potential to be detrimental to public health, safety or property. Natural hazards include geologic hazards, avalanches, landslides, ground subsidence, expansive soil and rock, corrosive soil, radioactivity, seismic effects, flooding, high wind areas and wildfire areas.

NIER: non-Ionizing Electromagnetic Radiation

New Construction: means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

Non-conformities: any lawful use of property or any lawful structure, sign, or platted lot, or any site feature that exists or existed on the date of the adoption of an ordinance that rendered it nonconforming with the provisions of the new ordinance or this Zoning Resolution ; or that currently conforms to the regulations in this Zoning Resolution, but in the future will not conform to a future rezoning, or amendment to the text of this Zoning Resolution ; or that currently conforms to the regulations in this Zoning Resolution , but because of future governmental action, such as the acquisition of property for a public purpose, will not conform to the provisions of the code in effect at the time.

Non-conforming lot: a lot that was in compliance with Zoning Resolution when created, but that does not meet current requirements of this Zoning Resolution.

Non-conforming project: any structure, development, or undertaking that was incomplete and being constructed in compliance with the Zoning Resolution when created, but which does not meet current requirements of this Zoning Resolution.

Non-conforming situation/use: a situation or use that complied with the Zoning Resolution when created, but which does not currently conform to one (1) or more of the regulations applicable to the district in which the lot or structure is currently located.

Non-instrument runway: a runway other than an instrument runway.

Normal expiration: the point at which: a structure or use cannot produce enough income or have available to it, sufficient income, to provide for normal maintenance and repair, or structural deterioration has progressed to the point that continued use may endanger persons or animals in or near the structure.

Noxious matter or material: materials capable of causing injury to living organisms by chemical reaction or capable of causing detrimental effects on the physical well-being of individuals.

Nuisance – General: any use or non-use of property which constitutes an unreasonable interference with the quality of life, health, safety or welfare of Natrona County citizens or which is defined by Wyoming legislative enactments, decrees of Wyoming courts of competent jurisdiction.

Nuisance – Public: an unreasonable interference with a right common to the general public.

Nuisance – Private: a non-trespassory invasion of another's interest in the private use and enjoyment of land.

Nursing home: an establishment licensed by the Wyoming State Department of Health and Social Services, which maintains and operates continuous day and night facilities, providing room and board, personal services and skilled nursing care. Includes assisted care facilities.

O

Officer: Natrona County Zoning Enforcement Officer.

Orientation: the relationship of a structure to streetscape, parking lots, sidewalks, surrounding structures, and landforms.

Open space: the area of a lot required to be kept free of buildings or structures but which may be used for parking.

Open space, common: land area not occupied by structures or parking spaces designated and developed for use by the occupants of a planned unit or other development or by others for recreation, whether commercial or private, courts, gardens or other uses.

Open storage: storage of material outside of a building.

Outdoor Storage: The keeping of materials or other items incidental to the business located on the property including but not limited to merchandise, goods, supplies, and equipment related to a business or other nonresidential use. This could include storage of contractor equipment, lumber, recycled materials, construction materials, trailers, inoperable vehicles, a junkyard, and other similar items.

Owner: the owner of record, recorded in the office of the County Clerk, and as shown on the latest Natrona County tax roll.

Owner, contract purchase: a purchase in which title to property or goods remains with the seller until the purchaser has fulfilled the terms of the contract, usually payment in full.

P

Parcel: a lot or tract of land typically delineated as part of a recorded subdivision plat. Parcels may also exist outside the boundaries of a recorded subdivision. See also the definition of "lot."

Parking lot: a space required for vehicular parking of more than one vehicle.

Parking space: a minimum space of 8.5'x20' is required for vehicular parking of a single vehicle.

Park, playground, public: an area open to the general public and reserved for recreational, educational or scenic purposes.

Park, private: an area for public or private recreation, amusement or entertainment, privately owned, that may be operated as a business. Said definition may include stadiums or sports areas, exhibition areas, rodeo grounds, fairgrounds, zoos, racetracks and similar activities not defined elsewhere in this *Resolution*.

Pedestrian way: the right-of-way access for use by pedestrian traffic, including sidewalks and pathways.

Percolation test: a method of testing soil absorption qualities.

Performance standard: any of the physical requirements related to the establishment of a use on a site or in a structure thereof or the conduct of such use, or related to the preparation of a site and the construction of a building thereof, as prescribed.

Permitted Use: a use which is specifically permitted and set forth as such in the designated districts in this *Resolution*.

Person: a natural and legal person, group of persons, partnership, association or corporation.

Personal Wireless Services or “PWS” and Personal Telecommunications Service or “PCS”: has the same meaning as defined and used in the Telecommunications Act.

Plat: a map of certain described land prepared typically to become part of the public record of land division.

Plat of record: the subdivision plat officially documented, approved and filed in the office of the County Clerk.

Pole: a cylindrical structure used to support utilities and similar services, including power, telephone, or cable television lines and equipment or used to support street or pedestrian way lighting within the public right-of-way or on private property. A Pole can be used to collocate Small Wireless Facilities and Distributed Antenna Systems and does not include a Tower or support structure for other WCF's.

Policy: written or unwritten guideline for action used by the governing body in the accomplishment of a goal.

Pre-existing condition: any condition related to a use, site or structure that was in existence as of the effective date of this *Resolution*.

Principal structure: a building housing a permitted use, as listed herein, exclusive of accessory structures.

Principal use: the primary use of the land or structures as distinguished from accessory uses.

Private garage: a building or portion thereof for the storage of property and passenger vehicle for persons living on the premises and having no public shop or service in connection therewith.

Professional Engineer: an individual who is a licensed professional engineer in the State of Wyoming.

Property lines: the legal boundaries of any particularly described parcel of land.

PSC: Public Service Commission of Wyoming.

Public facility: any publicly owned and operated use, building, or establishment, such as a post office, fire station, courthouse, police station, etc., and not including correctional facilities, offices or outdoor storage.

Public land: land owned, controlled and/or operated by a governing entity.

Public sewer system: shall include all mains, laterals and appurtenances located on public rights-of-way, directly controlled by a public utility, sewer district or private individual. The system is for the collection and treatment of waste generated by three (3) or more dwelling units and accessory uses in a subdivision, cluster residential development, PUD, manufactured home park, campground or other type of development.

Pump setback: the distance from the street or highway right-of-way line to the centerline of the auto service station pump island measured at a right angle distance from the right-of-way.

Q & R

Quiet Hours: means a designated time during which noise, conversation, or activity is generally confined to the boundaries of one's property.

Right-of-way: an area of land designated for public use for access across property, or location of private or government owned utilities, including streets, roads, alleys, walkways, etc.

Recreational Vehicle: means a vehicle, camper, or travel trailer which is:

- built on a single chassis;
- four hundred (400) square feet or less when measured at the largest horizontal projections;
- designed to be self-propelled or permanently towable; and
- designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Floodway: means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Remediation Waste: all waste materials and debris that are managed for implementing cleanup at a contaminated site.

Residential Areas: include residential subdivisions (regardless of zoning designation), areas zoned for residential purposes, and those areas where quarter section land ownership mapping indicates an average lot density of less than ten (10) acres per lot and the surrounding one quarter (¼) of a mile from the property line.

Rendering plant: a facility that butchers live animals, and wholesales or retails meat products and disposes of animal wastes.

Resolution: Natrona County Zoning Resolution.

Roadway: the portion of a right-of-way surfaced for vehicular traffic, including curb and gutter, when required.

Road: [refers to any highway, road, street, avenue, lane, private way, or similar paved, gravel or dirt thoroughfare.](#)

Roofline: the upper most edge of a roof or parapet.

S

Sanitary landfill: an area of land used as a solid waste disposal site meeting all requirements of the WDEQ and formally approved by that agency and local government.

Sawmill: a building, together with its accessory buildings and uses, in which machinery is housed for cutting wood.

Schools:

- a. College or University - a public or private institution for higher learning (beyond grade level) providing courses or instruction according to Wyoming State Statutes.
- b. Elementary, Junior and Senior High - any public, parochial or private school for any grades, including kindergarten and/or between first and twelfth grades, that is accredited by the Wyoming Department of Education for purposes of compulsory education requirements.
- c. Professional or business - secretarial school or college, or business school or college which is not public and not owned or conducted by or under the sponsorship of a religious or charitable organization; also a school conducted as a commercial enterprise for teaching instrumental music, dancing, barbering or hairdressing.
- d. Trade or vocational - a public or private establishment conducted for the purpose of teaching industrial skills and in which machinery may be employed as a means of instruction.

Scenic viewshed: a continuous, undisturbed area often terminating in a significant visual landmark, such as public open space or parks, mountain ranges or peaks, ridgelines, or bodies of water.

Screening: the method by which the view of one (1) property from another property is substantially shielded, such as from public roadways and adjacent properties within one quarter (¼) of a mile of the subject property for screening will be achieved. Screening techniques include but are not necessarily limited to solid fences, chain link fencing with privacy slats, walls, hedges, berms, significant setback or other County approved features.

Section: a standard Section as defined by the Professional Land Survey System.

Security quarters: a dwelling used exclusively as living quarters for security guards at industrial or construction sites.

Septic tank: a watertight tank which receives and disposes of sewage.

Setback: the distance required to comply with the front, side or rear yard and open space provisions set forth in this Resolution as figured from the property line. In cases where the property line is the center of the road, the setback shall be figured from the edge of the road easement or right-of-way.

Shall: means mandatory.

Sign: any object or device or part thereof situated outdoors or indoors which is used to advertise, identify, display, direct, or attract attention to any object, person, institution, organization, business product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, color, motion, illumination or projected images. Signs do not include the following:

- a. Flags of nations, states, cities, fraternal, religious and civic organizations.
- b. Merchandise, pictures or models of products or services incorporated with a window display.
- c. Time and temperature devices, not related to a product.
- d. National, state, religious, fraternal, professional and civic symbols or crests, or works of art which in no way identify a product or a device. If, for any reason, it cannot be readily determined whether or not the object is a sign, the BoCC shall make such determination.
- e. Nameplate sign - a sign which states the name and/or address of the occupant and does not exceed three (3) square feet.

Sign, Billboard Advertising: a sign, which is two hundred thirty-five (235) square feet or more in size, advertising products or services unrelated to a business on the property where the sign is located or on a leased sign.

Sign, Building: a sign which directs attention to the building to which it is attached. The following signs are building signs:

Sign, Canopy: any sign attached to or constructed on the face of a permanent, roof-like shelter, extending from part or all of the building face and constructed of some durable material.

Sign, Projecting: a sign attached to or erected on a wall of a building, with the face perpendicular to the building wall.

Sign, Roof: any sign erected upon, against or directly above a roof or on top of the parapet of a building.

Sign, Under-Canopy: any sign attached to or constructed under a canopy.

Sign, Wall: a sign attached to, erected against or painted upon the wall of a building, with the face horizontally parallel to the building wall.

Sign, Window: a sign installed or painted on a window for purposes of advertisement, display, identify a person, object or product.

Sign, Bulletin: a notice or message typically erected by a church or a public institution, not advertising a commercial product, goods or services.

Sign, Business: a sign which is related to the commercial use of the property on which is located.

Sign, Center: a sign identifying a commercial, industrial or professional center or complex, having at least three (3) separate businesses. A center's management company or owner shall be the only acceptable applicant for a center sign.

Sign, Changeable Copy: a sign on which copy is changed manually in the field, i.e., reader boards with changeable letters.

Sign, Directional or Informational: any sign which directs vehicular or pedestrian traffic for purposes of parking, circulation or sale points of various products and services. No directional or informational sign may contain any business name, advertising, price or other commercial message or business logo.

Sign, Flashing: any illuminated sign on which the artificial light is not constant in intensity and color at all times.

Sign, For Sale: a sign advertising real estate for lease, rental or sale.

Sign, Freestanding Ground: a sign mounted on the ground, not attached to a building and having its bottom edge at ground level.

Sign, Freestanding Pole: a sign supported by one or more uprights, Poles or braces in or upon the ground, not attached to any building and having its bottom edge above ground.

Sign, Gross Area: omitting any structure or bracing, the area of a sign shall be measured by the sum of each square rectangle, triangle, circle, or combination thereof that encompasses the outer limits of all portions of the sign, message or display. All faces shall be measured except where two faces are back-to-back and parallel and less than thirty-six (36) inches apart shall be measured together as one sign.

Sign, Illuminated: a sign designed to give forth artificial light or designed to reflect light derived from any source.

Sign, Off-Premise: any sign advertising goods, products or services, not located or sold on the premises on which the sign is located.

Sign, On-Premise: any sign identifying or advertising a business, person, activity, goods, products or services, located on the premises where the sign is installed and maintained.

Sign, Residential Development: a sign identifying a subdivision, planned manufactured home development or residential building complex, displaying no more than the name and location of the development.

Sign, Sandwich: an advertising or business ground sign which is constructed in such a manner as to form an "A" or a tent-like shape, hinged or not hinged at the top; and each angular face held at an appropriate distance by a supporting member.

Sign, Temporary Business: a sign which is portable and does not have a permanent location, which is used to advertise special purpose business activities for a limited amount of time.

Sign, Temporary Construction: a sign identifying new development or construction and including such information as the name of the project, the owner, the leasing agent, the contractor, the architect and brief descriptive material on the project or other pertinent data.

Side lot line: any boundary of a lot which is not a front lot line or a rear lot line.

Shopping center: a large facility where more than five (5) businesses are grouped together in one large structure as a unified development sharing parking.

Slope: the amount of natural or man-made inclination of existing ground.

Small Wireless Facilities: as defined in 47 C.F.R. §1.6002.

Solid waste: garbage and other discarded solid materials, including solid waste materials resulting from industrial, commercial and agricultural operations, and from community activities, but does not include solids or dissolved material in domestic sewerage or other significant pollutants in water resources, such as silt, dissolved or suspended solids in industrial wastewater effluent, dissolved materials in irrigation return flows or other common water pollutants.

Solid Waste Management Unit (SWMU): An area defined by CEMC and WDEQ as an area that was believed to have manages solid waste.

Space: the area allocated for an individual recreational vehicle within a campground.

Space, manufactured home unit: a designated area within a manufactured home park to accommodate one unit.

Spot zoning: the singling out of a particular property or small groups of properties for different treatment from that accorded to similar surrounding land, which is contrary to the general pattern of zoning in the surrounding geographic area and is not in accordance with the Natrona County Land Use

Plan, and which is designed solely for the benefit of the owner of the property receiving special treatment.

Start of construction: the first placement or permanent construction of a structure (other than a manufactured home) on a site, such as the pouring of slabs or footings or any work beyond the state of excavation.

Stealth or Stealth Technology: structural or site design that minimizes adverse aesthetic and visual impacts of a WCF on surrounding landowners and uses. Stealth uses the least visually and physically intrusive facility that is technologically or commercially practicable under the facts and circumstances.

Storage: the act of depositing goods, wares and merchandise in any yard, structure, part of a structure or warehouse.

Story: that portion of a building between the surface of a floor and the surface of the floor above it; or, if there is no floor above, the space between the floor and the ceiling above. A basement shall be counted as a story only if it conforms to the definition of a basement in this Resolution.

Stream: a watercourse having a source and terminus, banks and channel, through which waters flow, at least periodically.

Street: a general term denoting a public or private way established for purposes of vehicular travel. The term includes all facilities which normally occur within the right- of-way; it shall include such other designations for a street as a highway, thoroughfare, parkway, throughway, road, pike, avenue, boulevard, lane, place, drive, court or as otherwise designated, but excluding an alley or a way for pedestrian use only.

Subdivision or subdivided land: The process and product of creating lots, plots, tracts or any parcel of land that is to be designated for individual titled ownership, along with completion of requirements within the Town subdivision regulations.

Structure: anything that is built or constructed on the ground, including a building or office of any kind or any piece of work artificially built up or composed of parts, including signs, but not including mail boxes, light standards or poles, lines, cables or transformers of a public utility.

- a. In reference to Telecommunications, structure means as defined in 47 C.F.R. §1.6002.

Substantial Damage: means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement: any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred.

T

Telecommunications: as defined in the Telecommunications Act.

Telecommunications Act: the federal Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996), as amended.

Telecommunication Site: any parcel of land or any building which contains, houses, or supports an antenna, Tower, or facility used for Telecommunications.

Telecommunications Structure: a structure used in the provision of services described in the definition of 'WCFs'.

Tent: a shelter made of flexible material erected directly on the ground providing temporary facilities for sleeping.

Terminal: a depot, building or area specifically designated for the storage or transfer of persons or material, or temporary storage and service of operable vehicles used in the transport of persons, goods or materials.

Theater: a building or parcel of land used for dramatic presentations, stage entertainments or motion picture shows.

Through lot (double frontage): a lot having a frontage on two (2) parallel streets.

Tiedown: an approved device designed to anchor a manufactured home or any other accessory building or structure to ground anchors.

Tower: any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Town: any incorporated municipality, not a first-class city.

Townhouse: an attached dwelling constructed as part of a series of three (3) or more dwellings, all of which are either attached to the adjacent building and/or buildings by common walls or are located immediately adjacent thereto with no visible separation between walls or roof; all of which dwellings may be located on undivided and separate lots if individually owned or upon a single lot if under common ownership.

Township: a division of a county with some corporate powers.

Toxic or hazardous waste: a substance which has the capacity to produce injury or illness to man or animals through ingestion, inhalation or absorption through anybody surface, or which could cause long term damage to the local environment through evaporation, seepage or leakage.

Toxic Material: Material that is listed by OSHA as a hazardous substance where exposure to said substance is greater than permitted by OSHA.

Tract: A section of land used interchangeably with the term lot, particularly in the context of subdivisions, where one (1) tract is subdivided into several lots. See also the definition of "lot."

Travelway: The portion of a public or private right-of-way that is improved for use by self-propelled vehicles or bicycles, including paved or gravel areas and any other area intended for vehicle movement.

U

Unregistered/~~Inoperable Car~~Inoperable Vehicles: any inoperable or unlicensed vehicle, which was previously licensed for highway use, including parts cars, having historical or economic appeal to the individual accumulating the cars and which are stored and maintained in a manner which emphasizes preservation of the car(s) and prevents or minimizes their physical deterioration. This definition does not include trailers.

Use Control Area (UCA): a legally enforceable form of property use restriction that is only available under the Voluntary Remediation Program (VRP) and as defined and governed by Wyoming Statue 35-11-1609.

Use, permitted: the primary purpose for which a site or structure is actually arranged, designed, constructed, moved, altered, or enlarged or the principle reason for which a site or structure is occupied or maintained as enumerated in the zoning district regulations.

Use, accessory: a subordinate use authorized to be operated on the same property as a permitted use in a customary manner.

V

Variance: —is a grant of relief to a person from the requirement of this Resolution when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this Resolution.

Vehicle: DEFINITION PENDING

View: means within normal visual range by a person on a public street, road, or adjacent property.

Violation - means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the

elevation certificate, other certifications, or other evidence of compliance required in this Resolution is presumed to be in violation until such time as that documentation is provided.

Voluntary Remediation Program (VRP): A set of comprehensive standards and procedures for voluntary remediation of contaminated sites in Wyoming as defined by the provisions in the Wyoming Environmental Quality Act (WEQA) W.S. 35-11-1609.

W

Wall: a continuous vertical structure that encloses or divides an area of land.

Warehousing: the storage of materials or equipment within an enclosed building. Warehousing includes mini storage.

Wastewater treatment system, centralized: a privately owned and operated system other than a public sewage treatment plant for the Collection and treatment of wastewater generated by three (3) or more dwelling units and accessory uses in a subdivision, cluster residential development, PUD, manufactured home park, campground or other type of development.

Water supply, non-public: any water supply not included under the definition of public water supply in this Resolution.

Water supply, public: any supply serving at least fifteen (15) service connections which are used at least sixty (60) days out of the year or serves an average of at least twenty-five (25) people at least sixty (60) days out of the year.

Water Surface Elevation - means the height, in relation to the North American Vertical Datum (NAVD) of 1988 or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Water system, centralized: a privately owned and operated system, other than a public water system, for the distribution of water for three or more dwelling units and accessory uses in a subdivision, cluster residential development, PUD, manufactured home park, campground or other type of development.

Well-designed braking system: The primary braking system, which uses a mechanical brake, pitch-control of the turbine blades, or stall-control to bring the turbine to a stop in such a way that stall-induced vibrations/noise are avoided.

Wetlands: relates specifically to areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions ~~[40 CFR 230.3(t)]~~.

Wireless Provider or "Provider": any entity required to be licensed or whose over the air emissions are regulated by the FCC.

Wireless Communications Facility or "WCF": see [Section 4.10.20.A](#).

XYZ

Zoning Districts: Any section or sections of the town for which the regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are uniform.

Zoning map: The map adopted as an ordinance by the county that delineates the extent of each district or zone established in this Zoning Resolution.

DRAFT

Appendix 1 - Recommendations and Requirements for Wildfire Protection Areas

Section 1. Purpose and Scope.

- A. **General.** The provisions of this resolution shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure, or premises within the *wildland-urban interface areas* in Natrona County. Please see specific sections for requirements and recommendation.

Buildings or conditions in existence at the time of the adoption of this resolution are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this resolution, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this resolution for new buildings or structures.

- B. **Additions or alterations.** Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this resolution, provided that the addition or alteration conforms to that required for a new building or structure.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this resolution nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this resolution or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

- C. **Maintenance.** Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this resolution shall be maintained in conformance with this resolution. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials, and vegetation.

- D. **Existing conditions.** The legal occupancy or use of any structure or condition existing on the date of adoption of this resolution shall be permitted to continue without change, except as is specifically covered in this resolution or the Natrona County Fire Code.

Section 2. Wildland-Urban Interface Area Designations

- A. **Declaration.** The Board of County Commissioners shall declare the *wildland-urban interface areas* within Natrona County. The *wildland-urban interface areas* shall be based on the current Natrona County Wildfire Protection Plan.

Section 3. Compliance Alternatives

- A. **Practical difficulties.** Where there are practical difficulties involved in carrying out the provisions of this resolution, the applicable director is authorized to grant modifications for individual cases on application in writing by the owner or an owner's authorized agent. The applicable director shall first find that a special individual reason makes enforcement of the strict letter of this resolution impractical, that the modification is in conformance to the intent and purpose of this resolution, and that the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the enforcement agency.
- B. **Technical assistance.** To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the applicable director, the applicable director is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the applicable director and the owner or the owner's authorized agent, and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.
- C. **Alternative materials, design and methods.** The provisions of this resolution are not intended to prevent the installation of any material or to prohibit any design or method not specifically prescribed by this resolution, provided that any such alternative has been *approved*. An alternative material, design or method shall be *approved* where the *building official* in concurrence with the *fire chief* finds that the proposed design is satisfactory and complies with the intent of the provisions of this resolution, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this resolution in quality, strength, effectiveness, fire resistance, durability and safety.

Section 4. Standard Recommendations and Requirements

A. Access.

1. New subdivisions shall be provided with fire apparatus access roads in accordance with the Natrona County Fire Code.
2. Individual structures hereafter constructed or relocated into or within *wildland-urban interface areas* shall be provided with fire apparatus access in accordance with the Natrona County Fire Code.
3. **Driveways.** Driveways shall be provided where any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road.
 - a. Dimensions. Driveways shall provide a minimum unobstructed width of 14 feet and a minimum unobstructed height of 14.
 - b. Length. Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

- c. Turnouts. Driveway turnouts shall be an all-weather road surface not less than 10 feet wide and 30 feet long.
 - i. Driveway turnouts shall be located as required by the applicable director.
 - d. Service Limitations. A driveway shall not serve in excess of five dwelling units.
 - i. Exception: Where such driveways meet the requirements for fire apparatus access roads in accordance with Section 503 of the Natrona County Fire Code.
- 4. **Turnarounds.** Driveway turnarounds shall have inside turning radii of not less than 30 feet and outside turning radii of not less than 45 feet. Driveways that connect with a road or roads at more than one point shall be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.
- 5. **Bridges.** Vehicle load limits should be posted at both entrances to bridges on driveways and private roads.
- 6. **Marking of roads.** *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.
- 7. **Marking of fire protection equipment.** Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the applicable director to prevent obstruction.
- 8. **Signs along one-way roads.** Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

B. Vegetative Management & Defensible Space.

- 1. **Objective.** Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a *defensible space*.
- 2. **Wildfire Mitigation Plan.** A wildfire mitigation plan for vegetative management and *defensible space*/fire safety shall be submitted with site plans for principle building construction.
- 3. **Zoning Certificates.** Zoning Certificates shall be issued after approval by the reviewing officials (fire inspector or other designated official, and *Building Official*).
- 4. **Vegetative Management Requirements and Recommendations:**
 - a. Fuel breaks: This can be implemented along access roads, driveways and subdivision boundaries. The *fuel break* should be a minimum of 10 feet wide and all material should be removed. Small trees and brush under 20 feet tall should be treated or removed; pruning of small trees should be based on the species and height of the tree. Large trees, taller than 20 feet, can remain with branches pruned to a height of 10 feet.
 - a. Defensible space; Zone 1:
 - i. Zone 1 is the first 30 feet from the structure.
 - ii. Remove combustible material within 5 feet from the structure. Clear pine needles, leaves, limbs, and other debris from roofs and gutters
 - iii. Firewood should be located 30 feet from structures for the duration of a typical fire season, beginning with the announcement of any fire restrictions and ending when all restrictions have been lifted.

- iv. Surface fuels, including native vegetation and plants used for landscaping within the defined landscaping zones, should be treated or removed. Plant species in this zone should be of a fire resistant variety, which is mostly leafy species.
- v. Dead and downed fuels within 30 feet of all buildings should be removed or treated to maintain the *fuel modification* area in conformance with the *approved wildland* fire mitigation plan.
- vi. Live vegetation within the *fuel modification* area should be thinned and lower live and dead branches pruned in conformance with the *approved wildland* fire mitigation plan.
 - (1) Vegetation under trees within the *fuel modification* area should be maintained at a height that will preclude ground fire from spreading in the *tree crown*.
 - (2) *Tree crowns* within the structure ignition zone should be spaced to prevent structure ignition from radiant heat.
 - (3) Prune away any branches that are within 10 feet of structure and 15 feet away from any chimney outlet.
- a. Defensible space; Zone 2:
 - i. Zone 2 extends 70 feet beyond the outer edge of Zone 1.
 - ii. Dead and downed fuels should be removed or treated to maintain the *fuel modification* area in conformance with the *approved wildland* fire mitigation plan.
 - iii. Live vegetation within the *fuel modification* area should be thinned and lower live and dead branches pruned in conformance with the *approved wildland* fire mitigation plan.
 - iv. Vegetation under trees within the *fuel modification* area should be maintained at a height that will preclude ground fire from spreading in the *tree crown*.
 - v. *Tree crowns* should be spaced an adequate distance as to reduce probability of flame transference from crown to crown.
- b. Recommendations for remaining lot area:
 - i. Identify all fire protection equipment and water sources.
 - ii. Inspect power lines which are located on the property and ask the utility company to remove any trees
 - iii. Locate propane tanks in accordance with NFPA 58 and at the same or below the elevation of the structure.

A. Building Design & Materials:

- 1. Standards for chimneys, roofing, and vents are required.
 - a. Chimneys: UL *approved* spark arrestors shall be used on all chimney and vent caps. Prune away all limbs that are within 15 feet of a chimney.
 - b. Roofing: Wood shingles are prohibited in designated *wildland-urban interface areas*.
 - i. Roofs shall have a Class A or Class B fire rated *roof covering*. Metal roofing is non-combustible and usually carries a Class B fire rating. Gypsum underlayment can be applied to achieve a Class A rating.

- ii. Where the profile allows a space between the *roof covering* and the *roof decking*, the space shall be fire stopped at the eave end to preclude entry of flames or embers.
- c. Vents: All ventilation openings for attics, soffits, foundations, and exterior walls shall not exceed 144 square inches and shall be covered with *noncombustible*, corrosion resistant mesh with openings that do not exceed ¼ inch.
- 2. Ignition resistant construction materials and practices as identified in nationally recognized resolutions are recommended.
- 3. Enclosure of the underside of decks and similar areas as identified in nationally recognized standards is recommended.

Section 4. Definitions

Terms not defined. Where terms are not defined through the methods authorized by this Appendix, such terms shall have their ordinarily accepted meanings such as the context implies.

Approved. Acceptable to the applicable director.

Building Official. The officer or other designated authority charged with the administration and enforcement of the Natrona County Building Code, or the *Building Official's* duly authorized representative.

Defensible space. An area either natural or manmade, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing *wildfire* and to create an area for fire suppression operations to occur.

Fire chief. The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

Fuel break. An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. *Fuel breaks* divide fire-prone areas into smaller areas for easier fire control and to provide access for firefighting.

Fuel modification. A method of modifying fuel load by reducing the amount of non-fire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

Noncombustible. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

- 1. Material of which no part will ignite and burn when subjected to fire. Any material conforming to astm e 136 shall be considered *noncombustible* within the meaning of this section.
- 2. Material having a structural base of *noncombustible* material as defined in item 1 above, with a surfacing material not over 1/8 inch (3.2 mm) thick, which has a flame spread index of 50 or less. Flame spread index as used herein refers to a flame spread index obtained according to tests conducted as specified in astm e84 or ul 723.

"Noncombustible" does not apply to surface finish materials. Material required to be *noncombustible* for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to

material conforming to item 1. No material shall be classified as *noncombustible* that is subject to increase in combustibility or flame spread index, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

Noncombustible roof covering. A roof covering consisting of any of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.
4. Slate shingles.
5. Clay or concrete roofing tile.
6. Approved roof covering of noncombustible material.

Roof covering. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

Roof deck. The flat or sloped surface not including its supporting members or vertical supports.

Tree crown. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

Wildfire. An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

Wildland. An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

Wildland-Urban Interface Area. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.